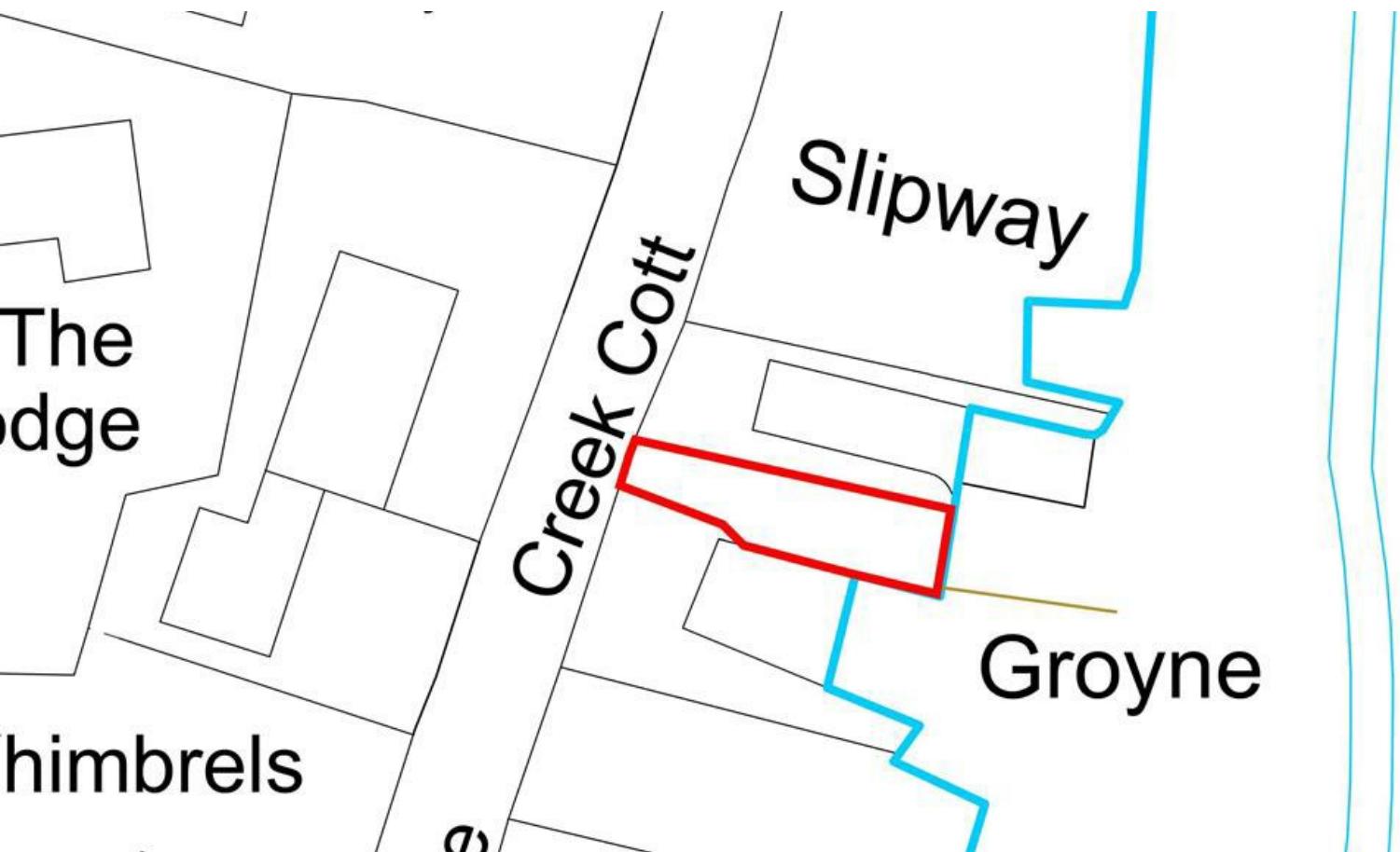


PENPOL, DEVORAN



FORE SHORE PENPOL, DEVORAN, TRURO, TR3 6NN

SMALL BUT VALUABLE PARCEL OF LAND WITH CREEK FRONTAGE.

A strip of land in a strategic location at Penpol accessed directly from the minor road known as "The Tram" and with frontage to the tidal Penpol Creek. Of particular interest to those property owners in the immediate locality needing tidal water frontage and land for boat storage.

- Adjacent tidal creek
- Direct access for boating
- Frontage to roadway
- Valuable for nearby property owners
- Limited size
- Rare opportunity
- Suitable dinghy storage

PRICE GUIDE £50,000

SMALL BUT VALUABLE PARCEL OF LAND WITH CREEK FRONTAGE.

This small piece of land has been in the same family ownership for very many years. It comprises a mere strip of land fronting the narrow access road known as "The Tram" and extending to the tidal Penpol Creek which merges with Restronguet Creek just a short distance away. It is within an area of great scenic attraction and particularly sought-after by those persons with boating interests. The availability of this land is a rare opportunity and especially for those with property in the area wanting private access to the creek and an area for boat storage.

The land is a mere 10 feet (3.5 metres) at its frontage to the road although it widens as it approaches the creek edge. A pedestrian gate provides access from the road whilst a dock at the other end gives frontage to the foreshore. The land is grassed but there is also a mature apple tree.

OFFERS ARE INVITED FOR THE LAND BY SERIOUS APPLICANTS BASED ON A GUIDE PRICE OF £50,000

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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