

LOT
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Land West Side Of New Road, Summercourt, Newquay, Cornwall TR8 5FJ
*GUIDE PRICE £175,000–£200,000



An interesting parcel of land measuring 4.82 acres, featuring two breeding ponds for coarse fish, set in Summercourt, Newquay.

DESCRIPTION

A fantastic opportunity to acquire a parcel of land measuring approximately 4.82 acres/1.951 hectares in total. The land contains two lakes fed by natural springs and used for the breeding of Carp. The larger lake contains aerators and is bordered by mature reeds, lily plants and viewing areas. The smaller breeding lake has a stock of lilies and reeds. A timber storage shed is located between the two lakes and a caravan.

LOCATION

Summercourt is ideally located within approximately nine miles of the North Cornish coast and offers a school, park, public house, shop and Post Office. The popular towns of Newquay, Truro and St Austell are all within ten miles with a regular bus service to all, as well as being situated close to the A30 allowing access to the rest of the County. Newquay town itself offers a further range of shopping, educational and banking facilities as well as many popular beaches.

LAND

Gated entrance with closed circuit coverage and parking. A pathway (wide enough for a vehicle) leads to the first lake and further onto the clearing where the second lake, timber store and a caravan are located. It is possible to walk the circumference of the second lake, with a stream on the border of the land itself.

NOTES

Please be advised that the land is covered by CCTV and viewings are only permitted when accompanied by a member of staff from Countrywide Property Auctions. All viewers are advised to wear sturdy and waterproof footwear and not to attempt to enter the ponds, or water border to the far elevation of the land under any circumstances. Measurements have been made using the Promap mapping facility. Interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



EPC

Energy Efficiency Rating - Exempt

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by pre-booked block appointments only with Countrywide Property Auctions on 01395 275691.

