



Parcel of land situated in the town of Penryn, in close proximity to Penryn town centre.

**LOCATION**

Penryn is one of Cornwall’s most ancient towns located along the Penryn River which leads to Ponswarden and Falmouth. The town features a primary and secondary school, various bars and eateries.

**DESCRIPTION**

A parcel of land which measures circa 1.07 acres/0.043 hectares, located approximately half a mile from Penryn train station.

**LAND**

Situated in the centre of the desirable town of Penryn is this quaint yard privatised at the end of a pedestrian access from Market Street. Located at the end of this short lane, the land is walled and fenced to each side, slopes gently to the rear and is accessible via a locked gate. The land currently features shrubs, two trees and is fully enclosed to all sides.

**EPC**

Energy Efficiency Rating – Exempt

**AUCTION VALUER**

Lucy Fuller

**VIEWING**

Strictly by appointment only with Miller Countrywide Penryn 01326 377077. General enquiries Countrywide Property Auctions 01395 275691.

**NOTE**

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