

LOT
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Land lying to the east of Polsue Farm, St Ewe, St Austell, Cornwall PL26 6EW
*GUIDE PRICE £80,000–£100,000



Arable land benefitting from sea views, set in the picturesque countryside of St. Austell.

DESCRIPTION

An arable field that measures approximately 10.381 acres/4.201 hectares. The land has its own access gate and road frontage, and benefits from sea views in the distance. Set in calm surroundings in an Area of Outstanding Natural Beauty. No public footpaths cross the land.

LOCATION

Polsue forms part of the Gorran Parish located approximately two miles from Mevagissey, which is steeped in history with quaint fishermen's cottages set within cobbled streets, and offers various local amenities including a post office, convenience store, bakery, sports and activity centre, a chemist and family health centre together with a primary school. The market town of St Austell is approximately eight miles away and provides a wider range of retail outlets including 'out of town' Supermarkets. St Austell also offers many leisure facilities together the main Penzance/Paddington railway link and coach park. Locally there are many places of interest, which include the Eden Project, the historical port of Charlestown and the world renowned 'Lost Gardens of Heligan'.

LAND

The land is gently sloping and is ideal for private use. The neighbouring farm previously offered to sell water access to the land, although the selling vendor did not take the offer up at the time. An Italian Alder tree wind break has been planted consisting of approximately 170 trees to one boundary. Other trees planted on the grounds include Fernor and Red Danube walnut trees, and approximately 90 grafted heartnut trees, plus up to 40 apple, quince, pear, mulberry loquat and fig trees and shrubs have been planted over the last few years.

NOTE

The Pro Map shown is for approximate identification purposes only and is not to scale. Measurements have been made using the Pro Map mapping facility, interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Lucy Fuller



VIEWING

At any reasonable time during daylight hours and at the viewer's own risk. General enquiries Countrywide Property Auctions 01395 275691.