



A parcel of land located in St. Columb, Cornwall, measuring circa 0.112 hectares/0.26 acres and featuring a brick built workshop.

#### LOCATION

The historic market town of St. Columb offers a range of shops catering for daily requirements together with a primary school, doctor surgery, dentist, banks and library. Located only a short drive from the north coast it is also convenient for the A30 trunk road providing easy access to the city of Truro. The major towns of Wadebridge, Newquay and St Austell are also within commuting distance. Newquay Airport is approximately four miles away with daily flights.

#### DESCRIPTION

The Old Snail Farm comprises of a parcel of land measuring circa 0.112 hectares/0.26 acres and is situated in a central location for the towns of Wadebridge and Newquay. The land features a workshop/store with some utility connections on site.

#### ACCOMMODATION

The land is accessed by a gate. There is a useful brick built storage workshop on the plot which features power and water connections. Please refer to the legal pack for the Land Registry information.

#### NOTE

The Promap shown is for approximate identification purposes only and is not to scale.

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#### EPC

Energy Efficiency Rating – Exempt

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Stratton Creber Newquay 01637 876275. General enquiries Countrywide Property Auctions 01395 275691.

