



Land adj to Rosevidney Farm , Crowlas, Penzance, TR20 9BX

Approximately 4.64 acres of pasture land situated in a rural location with easy access to the A30, poised centrally between St. Michaels Mount at Marazion and St Ives.

A30 0.5 of a mile - Marazion Beach 3.5 miles - St Ives 7 miles

- 2.34 acres of pasture
- Ideal for Camping or Equestrian use
- Freehold
- Guide Price: £70,000

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## METHOD OF SALE

The property is to be offered for sale by Private Treaty.

## SITUATION

The lots are situated in a popular tourist location, due to its convenience for West Cornwall attractions and beautiful beaches. The lots are poised centrally between the famous harbour town of St Ives, 6.5 miles away, which is known for galleries, shops, festivals and its reputation for winning various national awards including; "best family holiday destination" by Coast magazine and "best seaside town" by The Guardian.

Equally infamous on the south coast is St. Michaels Mount and the resort Marazion just 3 miles away. The land benefits from its easy access to the A30 half a mile away. The area is popular for horse riding among the numerous lanes and bridal paths.

## DESCRIPTION

Approximately 2.34 acres of productive pasture land with a field shelter and hardstanding driveway space, this property is especially suited for equestrian or amenity

uses such as '60 day' camping. This is especially true when considered in terms of location; situated in a rural location with easy access to the A30, poised centrally between St. Michaels Mt at Marizion and St Ives. This makes it a popular camping destination, as displayed by the 4 campsites within a mile radius.

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## BUILDINGS

The field shelter is a timber frame construction with corrugated metal roofing and a concrete base. The shelter could be transformed with a change of use to use the original footprint and solid base for a toilet block or storage/management unit with the appropriate planning consent.

## SERVICES

Main services are not currently connected, further details are available in the legal pack. Purchasers to satisfy themselves on availability. Mobile coverage Outdoors - EE, Three, O2 and Vodafone (Ofcom - 11/04/2024).



## LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

## WAYLEAVES, COVERNANTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any public or private rights of way, covenants, wayleave agreements (electricity or telephone equipment). There are no known public or private rights of way that affect the land. There is a restriction on using the land for wind turbines or commercial camping.

## FENCING

Within 1 months of completion:

The Vendor will be responsible for the erection and future maintenance of a stockproof dividing fence between the boundary's.

## VIEWING

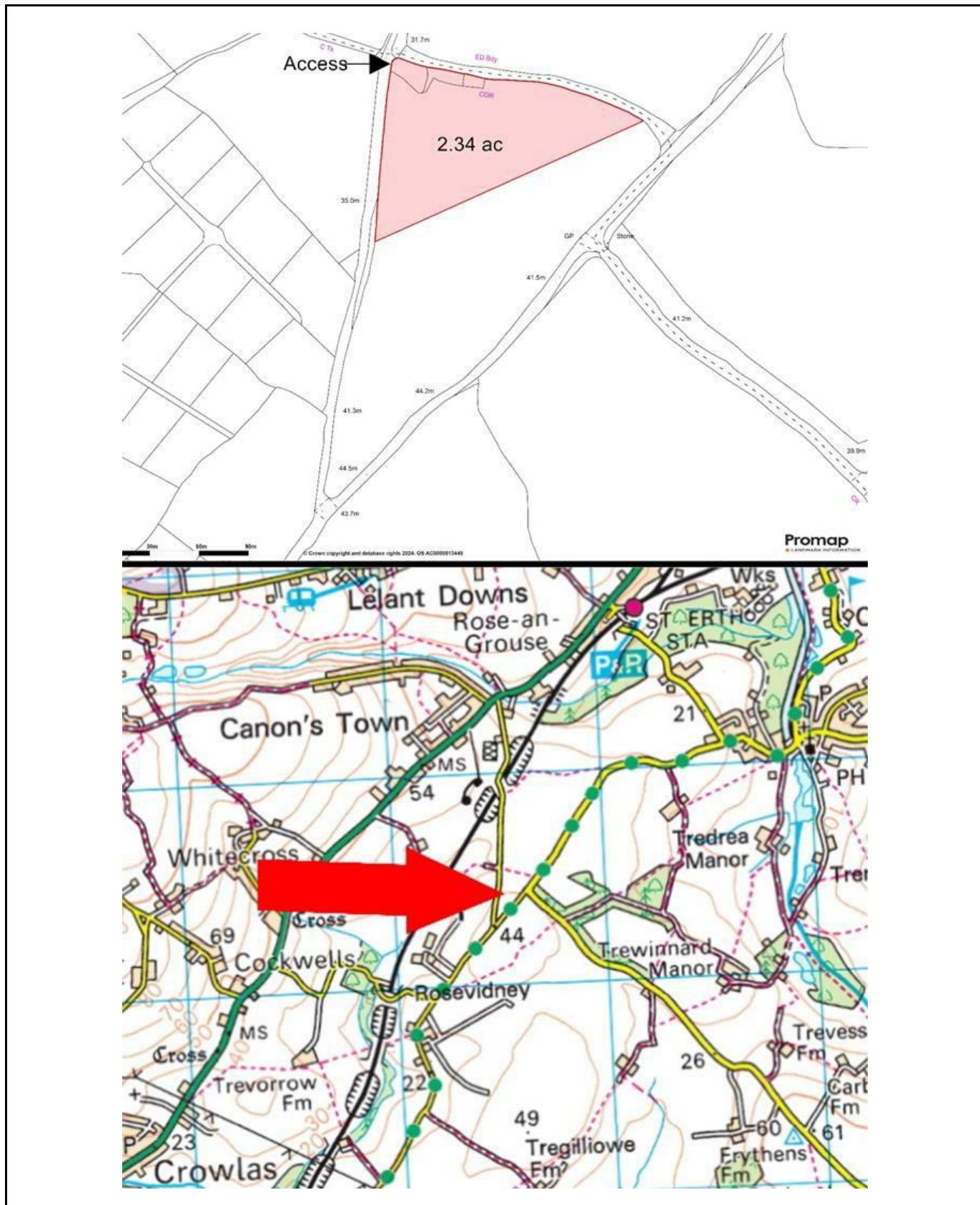
Strictly by prior appointment with the vendor's appointed agents, Stags Truro Office on 01872 264488.

## DIRECTIONS

What3Words: ///panning.goodnight.joke

Heading south from the Hayle roundabout, continue along the A30 through Rose-an-Grouse to Cannon Town. Turn left on to Arch lane after Sandows Garage. Continue for half a mile. It is suggested that viewers park nearby where the for sale board has been erected on the left hand side which leads into lot 1. To reach lot 2, walk down to the junction from this point and use the southern gate.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.