

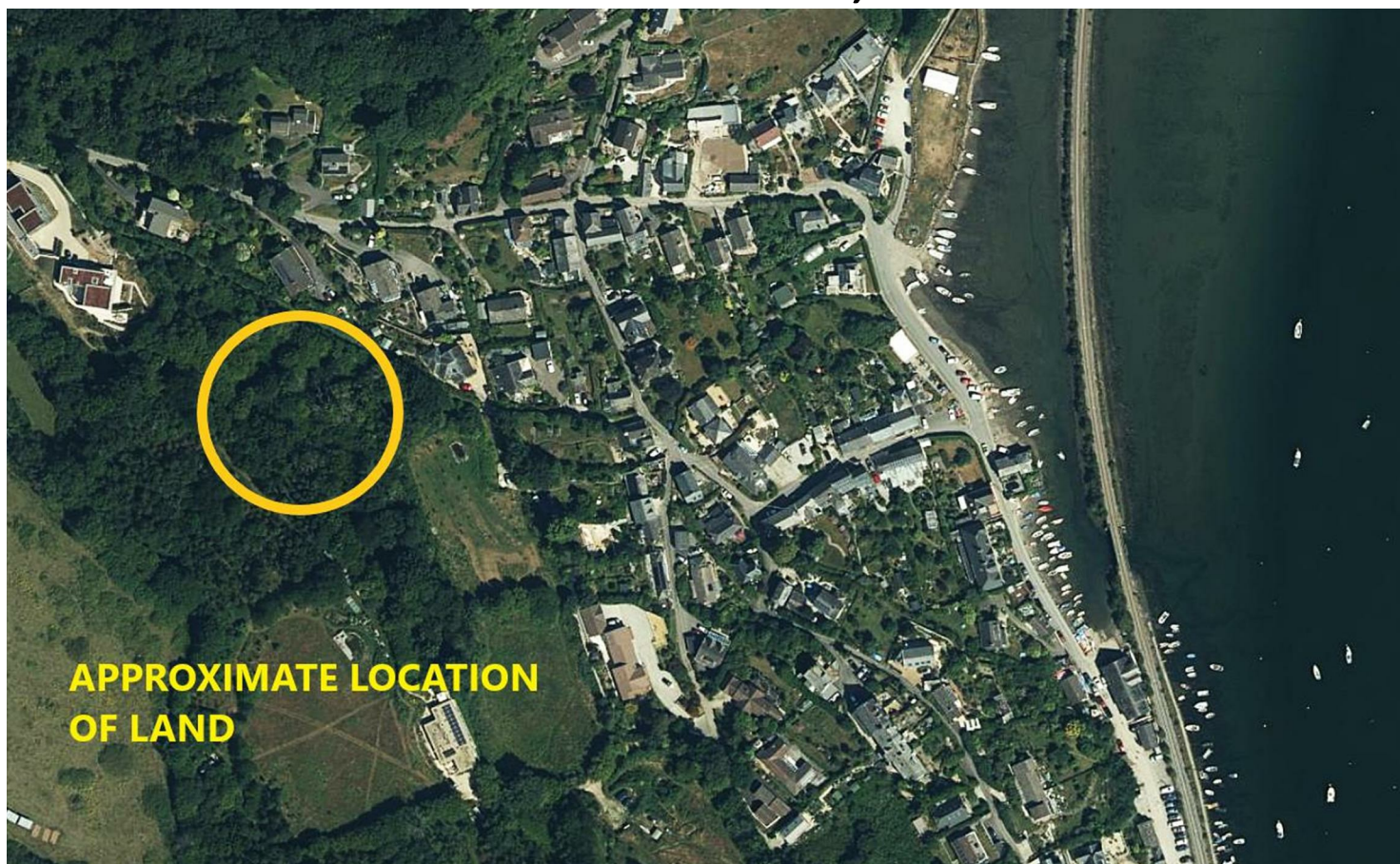


MAY WHETTER & GROSE

LAND LYING SOUTH OF WATER LANE,

GOLANT, PL23 1LG

GUIDE PRICE £40,000



**AN OPPORTUNITY TO PURCHASE A PLOT OF AMENITY WOODLAND IN THE PRETTY
WATERSIDE VILLAGE OF GOLANT. APPROXIMATELY 0.342 ACRES.**





Land Lying South Of Water Lane, Golant, PL23 1LG

LOCATION

The quiet waterside village of Golant is situated on the western side of the Fowey River and is a popular place to live with kayaking, Golant Rowing Club, village pub and waterfront location. There is a public slipway for launching plus boat mooring, subject to availability and permission.

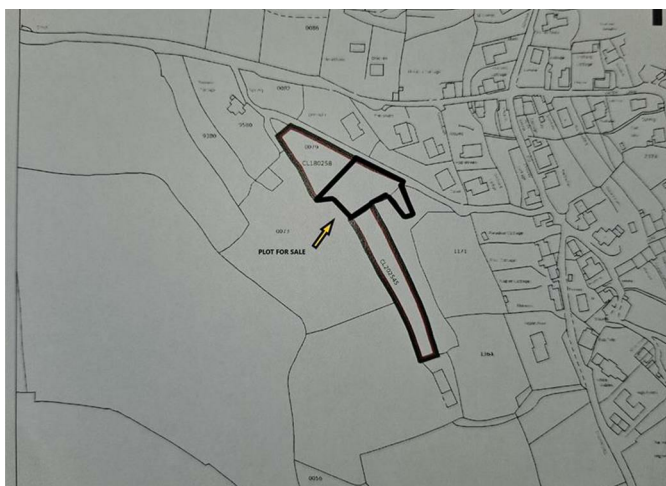
Par is 3 miles by road and has excellent transport links with a railway station on the London Paddington to Penzance line. It also provides shops, a post office, convenience stores, doctors' surgery and Par Beach, and an all year round dog friendly, sandy bay. Fowey, a well-known and desirable place to visit, is 2.5 miles away, providing Primary and Secondary schools, the Royal Fowey Yacht Club, excellent pubs, boutique hotels and award-winning restaurants overlooking the river out to sea.

A bridleway which connects between Water Lane and School Hill gradually peters out into a footpath. The land is access via a galvanised field gate to the left of the path.

DETAILS

The land comprises of a single block of amenity woodland which is enclosed by hedgerows and contains a large quantity of mature, deciduous trees with a thick undergrowth of bramble and mature shrubs. The land is undulating and sloping with a north-easterly aspect.

There is no vehicular access to the land and no connected services.



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