

Valley Mead

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**  
Guide Price Excess £50,000

Land At Polgoooth, Ricketts Lane, Polgoooth, St. Austell,  
Cornwall PL26 7DA

2.42 Acres  
(0.98 Hectares)

28.7m

Path (um)

Villa  
Maria

RICKETTS  
ROAD

Brake  
Cottage

Appletree  
Cottage  
Sunningdale

Adit

Highlands

Downside

Vale View

Lantems

Brookside

Kosikot

Track

Pond



# Summary

- Agricultural pasture land
- Suited to equestrian or amenity use
- 2.42 acres (0.98 ha)
- Attractive rural setting on outskirts of village, close to St Austell and South Coast

## Location:

Situated on the Western boundary of the Polgooth Inn and accessed via public footpath. The village centre is c500 metres. The nearest town is St Austell at approximately 2 miles via either the A390, or the B3273 which also provides access to nearby beaches Mevagissey.

## Description:

Two adjoining fields of sloping land suitable for grazing and with elevated views over countryside toward the coast. Available by informal tender with best bids invited by midday on 30th May 2025.

## Accommodation:

All areas are approximate.

2.42 acres (0.98 ha). Two entrance points (one unused) and former sheds

Mineral Rights - Mineral rights insofar as they are owned are included with the freehold.

Wayleaves & Rights Of Way - The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

Plans & Boundary Fences - A plan is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

Approx	Hectares	Acres
Total	0.98	2.42

## Services:

We understand that there are no services to the site. Interested parties should make their own enquiries.

## EPC / MEES:

N/A

## Planning:

The site currently has an agricultural designation which currently provides agricultural pasture land. In terms of future use, it would offer a range of opportunities for continued agricultural use. The site falls under the St Mewan Neighbourhood Plan Area and is situated within Cornwall's Local Planning Authority.

## Terms:

Freehold and is available with vacant possession on completion. Available freehold by informal tender off a guide price of excess £50,000. Bids must be accompanied with proof of funds, buyer and solicitor details.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Legal fees:

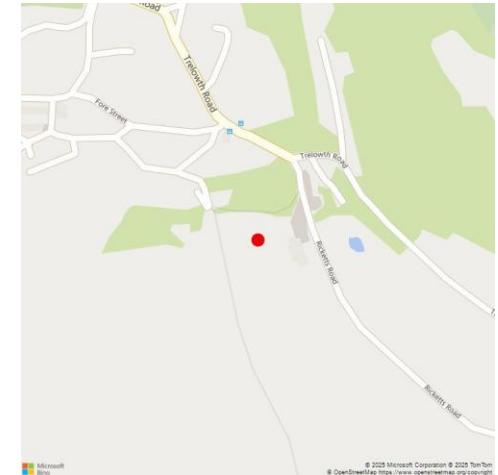
The buyer will be responsible for their own legal fees and a contribution of £1500 plus VAT to the owners legal fees.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## Further information and viewings:

The site can be viewed from the public footpath.



## CONTACT THE AGENT

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