

Valley Mead

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

path (un)

Track

Pond

Appletree
Cottage

Sunningdale

Villa
Maria

RICKETTS
ROAD

Brookfield

Brake
Cottage

Camillynn

Vale View

Lanterns

Adit

Highlands

Brookside

Downside

28.7m
Kosikot

For Sale

Guide Price Excess £50,000

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

2.42 Acres
(0.98 Hectares)



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

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.

VAT:

All figures quoted are exclusive of VAT if applicable.

Legal fees:

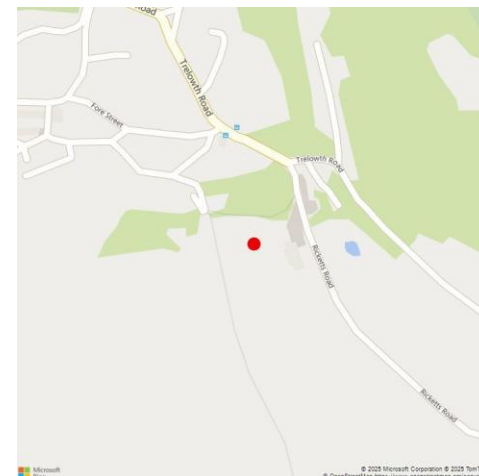
The buyer will be responsible for their own legal fees and a contribution of £1500 plus VAT to the owners legal fees.

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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