



**AN OPPORTUNITY TO PURCHASE A SMALL HARDWOOD COPPICE,
EXTENDING TO APPROXIMATELY 9.18 ACRES ON THE OUTSKIRTS
OF ST AUSTELL**

**TREVARRICK WOODS,
GOVER ROAD, ST AUSTELL,
CORNWALL, PL25 5NG**

Guide £50,000

LOCATION

This woodland is situated approximately one mile to the west of the town centre of St Austell and situated within Gover Valley.

Gover Road represents the northern boundary while residential houses generally form the southern boundary.

DESCRIPTION

The property comprises a parcel of woodland. The overall woodland area amounts to approximately 9.18 acres (3.71 hectares).

The woodland is mostly a hardwood plantation with a mixture of species including oak, sycamore, sweet chestnut, ash and beech. There are also areas of laurel and rhododendron that are beginning to develop.

The woodland is quite steeply sloping mainly in a northerly direction.

There is also a small former quarry within the overall woodland area.

A small section of the woodland is subject to a Tree Preservation Order. This TPO forms a tree belt along the southern boundary.

Access to the land is from the northern boundary along Gover Road.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only.

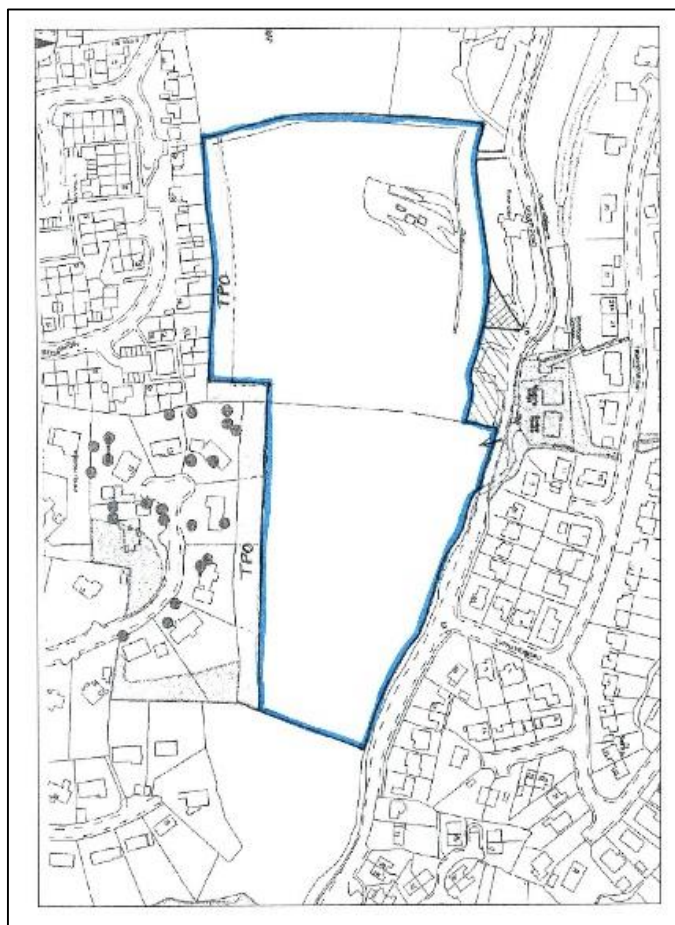
SERVICES

There are no services connected to the property.

Prospective purchasers should make their own enquires with the utility companies.

For viewing arrangements and further particulars, please contact the Agents –

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