



LAND ADJOINING MULVRA

**4.92 ACRES OF PASTURE LAND, MODERN BUILT STABLE
AND OUTBUILDINGS WITH RIDING OUT AVAILABLE ALONG
THE PENTEWAN TRAIL
FOR SALE BY PRIVATE TREATY**

GUIDE PRICE: £100,000

Land adjoining Mulvra St Austell PL26 7AR

GUIDE PRICE: £100,000.

The property comprises approximately 4.92 acres (1.99ha) of agricultural land. There is a modern stable block and tack room together with a range of outbuildings with the land.

The fields are reasonably level but do have a southerly aspect. The main field slopes quite steeply to the south.

There is good access to the land off the public highway via a privately owned track to the east and one to the west. The commonly used access point is track to the south.

Mains water is connected via a sub meter.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

Stable Block (2 stables and a tack room) - 9.35 x 3.65 (30'6" x 11'9") plus canopy.

Storage Shed – 7.2 x 5.7 (23'6" x 18'7") plus lean to. The Building contains a section for housing up to half a dozen cattle, with a hay-rack and a gated crush facility.

Concrete Block Stable - 2.71 x 2.57 (8'8" x 8'4")

LOCATION

The land is positioned on the outskirts of the former market town of St Austell at London Apprentice. Riding out is available in Kings Wood and along the Pentewan Trail. Further riding out is available in adjoining Parishes.

ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

The Entitlements are not part of the sale.

SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections.

Mains water is connected via a sub meter which we would hope would remain in situ.

TENURE

The land is freehold and will be offered with vacant possession upon completion.

WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

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. The land is shown edged red on the attached plan.

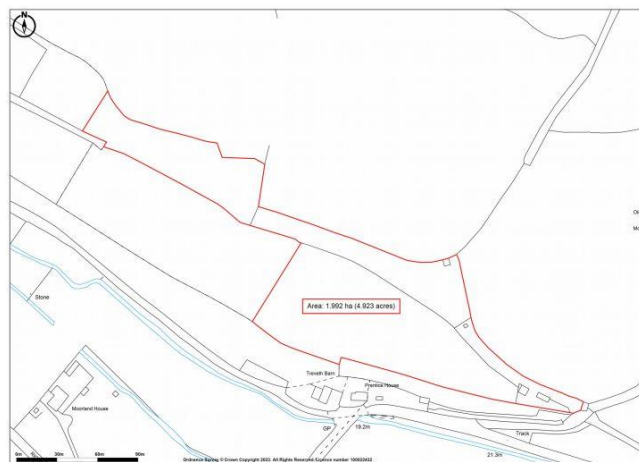
VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400

DIRECTIONS

From St Austell Macdonalds roundabout, proceed along the B3273 TOWARDS Mevagissey. Continue until you come to London Apprentice. At London Apprentice turn right towards Polgooth. Approximately 50 yards along this road, turn right up the track where the land can be found on your left hand side at the top of the slope.

WHAT3WORDS – Alone, Clogging, Dimension



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