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THE CORNWALL ESTATE AGENT

Ref: LCAA9187

Offers over £250,000

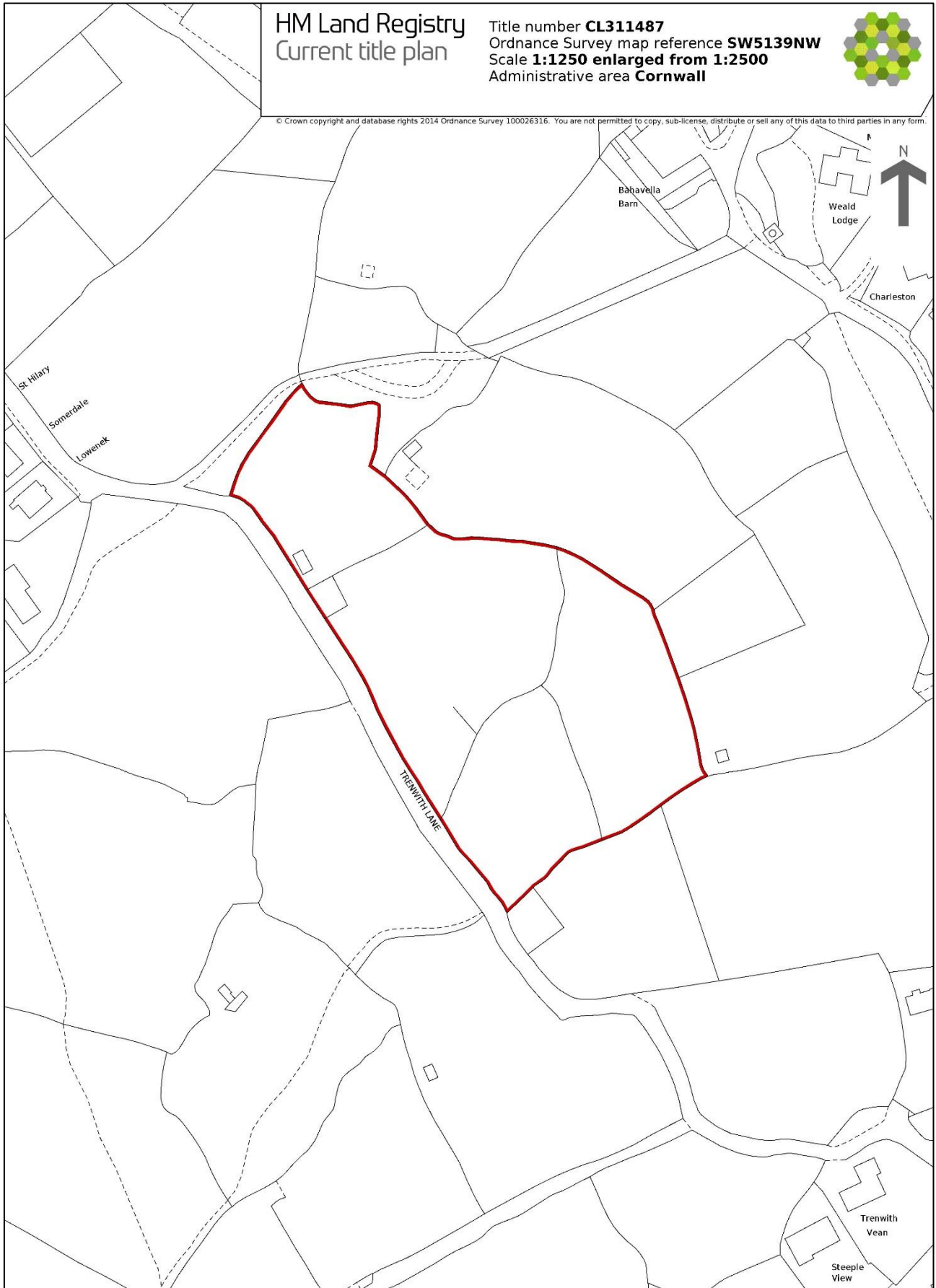
Land at Trenwith Lane,
The Belyars, St Ives, Cornwall, TR26 1DA

FREEHOLD



For sale for the first time since 1968, a strategically situated parcel of land extending to 3.25 acres divided into four field enclosures in an as yet undeveloped enclave surrounded by housing, with panoramic views over St Ives and across the Atlantic Ocean to Godrevy Lighthouse. A beautiful piece of land to own and enjoy within walking distance of much of St Ives and with approximately 160 metres long road frontage to Trenwith Lane.





Title enclosing field numbers 2984, 3977, 3674 and 3479.



DESCRIPTION

Offered for sale for the first time since 1968 is a beautiful and extremely well located parcel of land within short walking distance of St Ives. Located on high ground with nearby housing on three sides (although not directly adjoining), the four conjoined fields have approximately 160 metres of frontage to Trenwith Lane, a road with high quality housing to one end, which links The Belyars area of St Ives with the Stennack area, although is almost entirely unused other than by local traffic due to other route options.



The fields take in commanding panoramic views which encompass much of St Ives, the surrounding coastline and out over the Atlantic Ocean towards Godrevy Lighthouse on the far side of St Ives Bay, with many other landmarks visible.



Importantly, the central field already has a mains water supply as it has been used for horse grazing. There is also a selection of now overgrown low quality stabling in the northern most field which provides a good basis for something more useable. There are gateways between the fields and both the northern field and largest central field have gateways onto Trenwith Lane.

It should be noted that there is a public right of way referred to on the Cornwall Interactive Map as a footpath, which crosses the land, however it has come to our clients attention that where this line lies is incorrect when compared to the survey of public rights of way carried out on the 20th July 1951 stating; 'path commences at flight of stone steps, (in bad state of repair and marked by two wooden stakes) then follows along top of wide Cornish hedge until it is crossed by a second hedge, when path turns off the hedge (steps required) into field on left. Path runs alongside second hedge to stile on right of field gate comprising start of path 37'. In the concise information section it notes that it is unmetalled and not well defined. During our visit there was no evidence of the footpath.

Additionally it is worth noting that the Cornwall Council draft SHLAA Sites - St Ives and Carbis Bay from 2010 shows these fields as green field SHLAA sites (for inclusion in urban extension study) with a recommendation that it could potentially be a site for numerous dwellings.

LOCATION

The fields are found off Trenwith Lane in The Belyars area of St Ives, a leafy elevated district that is quietly set away from the more busy harbourside and roads yet is within walking distance of everything one desires.

St Ives town offers an interesting and constant improving range of amenities including cafés, restaurants, galleries and boutique shops along with everything needed to cater for day to day needs. The shops are found amongst the famous picturesque cobbled streets which encircle the fishing harbour and also lead to the Tate St Ives gallery. St Ives station, provides a scenic link with the main Penzance to Paddington line with total journey time to London being around 5 hours.

There are two nearby golf courses and innumerable beautiful sandy beaches including the national renowned Porthmeor Surfing beach. The area is strewned with superb countryside and scenic coastal walks which descend from clifftops into unspoilt coves. The artistic community favour St Ives for its clarity of light, the stunning scenery and azure waters.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR26 1DA. Nearest residential post code.

SERVICES – Mains water to the site. For all other services please make enquiries at the relevant local providers.

COUNCIL TAX BAND – N/A (see www.mycounciltax.org.uk).

DIRECTIONS – The land can be approached from either one of two directions, either via Belyars Lane or via Higher Stennack and The Burrows. There are two gated entrances and no parking directly on Trenwith Lane. We would advise parking to the north of Trenwith Lane and making your way there on foot.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

