

LOT  
**116**

# Land At Strongmans Cottage, Ruthvoes, St Columb, Cornwall TR9 6HT

GUIDE PRICE **£30,000+**\*

LAND

## Description

A rare opportunity to acquire a parcel of gently sloping pasture/amenity land measuring circa 2 acres, currently arranged as two paddocks and hardstanding, situated on the fringes of Ruthvoes village. The land is currently let for grazing/equestrian purposes but may lend itself for a variety of uses upon which interested parties must make and rely upon their own enquiries of Cornwall Council and refer to the legal pack for details of the existing tenancy.

## Situated

The rural village of Ruthvoes is situated between the larger villages of St Columb and Fraddon, offering a selection of bespoke shops, retail parks, educational and leisure facilities. Ruthvoes is readily accessible to the A30 and the larger towns of Newquay, Padstow and St Austell, along with the stunning Cornish coastline and beaches.

## Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.

## Note

The outline of the land being sold as this Lot are shown hatched

and outlined in blue on the Promap. The Promap shown is for approximate identification purposes only and is not to scale. Interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

