



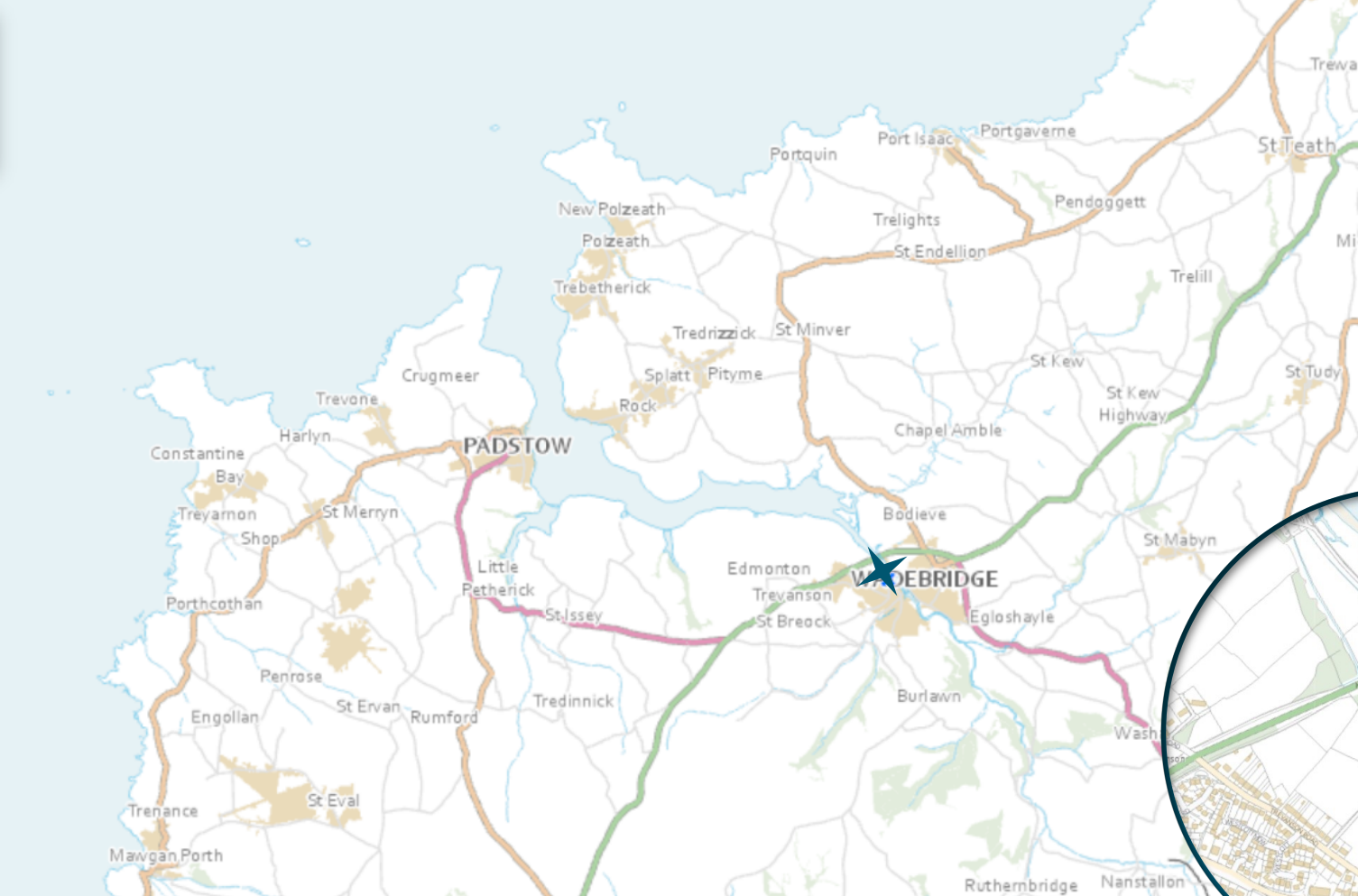
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ESTATE AGENTS



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- An aerial photograph showing a wide river estuary with a sandy beach on the left. A concrete bridge with several pillars spans the river. The surrounding landscape is a mix of green agricultural fields, some with white fences, and clusters of trees. In the background, a town with various buildings is visible under a blue sky with scattered clouds. A semi-transparent text box is overlaid on the lower-left portion of the image.
- *Agricultural Fields Adjacent to the Camel Trail & Estuary*
 - *Approximately 5.33 Acres/2.15 Hectares*
 - *Level & Stock Fenced*
 - *Vehicular & Pedestrian Access*
 - *Situated on the North West Side of the Market Town of Wadebridge*
 - *A Short Drive to both Padstow & Rock on the North Cornish Coast*



A rare opportunity to acquire two agricultural fields of approximately 5.33 acres/2.15 hectares, situated on the edge of the market town of Wadebridge, adjacent to the Camel Trail & Estuary.



The fields are level and stock fenced with pedestrian and vehicular access on the North West side of town and are designated as Grade III on the Land Classification Map. The fields are enclosed by mature shrubs and hedges alongside the stock fence having been used for grazing most recently.

We understand there are no rights of way over the land. However, the sale will be subject to and with the benefit of all existing wayleaves and easements that may exist.



The thriving market town of Wadebridge offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately twelve miles distant with the nearest airport at Newquay approximately thirteen miles away with domestic and international flights.

To find the land, from the centre of Wadebridge follow Eddystone Road North West. At the roundabout, turn left onto Goldsworthy Way and then the next right towards Wadebridge Fire Station. Follow Piggy Lane past the fire station and allotments and the field can be found along on the right hand side. The postcode for satellite navigation is PL27 7AP. What3words: bedrooms.loses.butlers

Land, Wadebridge, PL27 7AP

£130,000 Guide