



## FOR SALE - APPROX 29.0 ACRES (11.74 Ha) LAND AT JOURNEYS END, ST ISSEY, WADEBRIDGE, PL27 7QZ

**TO BE SOLD BY PRIVATE TREATY - GUIDE PRICE £315,000**

### LAND DESCRIPTION

- Offers invited for the Freehold
- Land extends to approximately 29.0 Acres (11.74 Hectares) of versatile productive land.
- Separate road access to the hamlet of Tredinnick
- Comprising 3 equal sized parcels within ring fence bound by mature Cornish Hedges & currently seeded to a productive grass pasture.
- Ample water supply to all parcels.
- Available with vacant possession as a whole

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# Land at Journeys End, St Issey, Wadebridge, PL27 7QZ

## Situation

Immediately to the east of the land lies the small hamlet of Tredinnick near St Issey, Wadebridge, lying within the parish of St Issey. The land is 21 miles from the cathedral city of Truro, 4.7 miles from the fishing village of Padstow and 3.4 miles from the market town of Wadebridge.

## Description

A rare opportunity to acquire the freehold amounting to 29 acres (11.74 Ha) of easy working fields, capable of supporting pasture or cropping. The land is comprised of 3 parcels with ample infrastructure to support livestock or an amenity buyer. The land has appeal to both farmer, grower, grazier as well as equine and amenity user.

## Tenure and Possession

The land is sold Freehold with Vacant Possession.

## Wayleaves/Easements/Rights of Way

There are no known public or private rights of way.

The land is offered for sale subject to and with the benefit of any Wayleave agreements, specifically an annual payment is taken for the 3 power distribution electricity poles which cross the land. There is also a right of access to the land to the north of parcel SW9370 1522 as shown hatched brown on the attached plan.

Sheet Id	Parcel Id	Area (ha)	Area (acres)	Land Use
SW9279	9213	3.41	8.44	Permanent Pasture
SW9270	9701	5.81	14.36	Permanent Pasture
SW9370	1522	2.50	6.19	Permanent Pasture
		<b>11.72</b>	<b>29.00</b>	

## Services

The land is serviced by mains water however the purchaser will need to establish a new mains water meter from the road but will be able to adopt the existing 25mm pipe network that serves the water troughs within the 3 parcels. As shown in blue on the attached plan.

## Agricultural Land Classification

The land is shown as Grade 3 on the provisional Agricultural Land Classification.

## Subsidy Schemes

The land is not sold with the benefit of any subsidy entitlements nor Basic Payment Schemes. The land has previously been part of the SFI Pilot however there will be no obligation to continue with this.

## Local Authorities

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3BJ Tel 0300 1234 100

## Viewing

Strictly by prior arrangement with the sole agent. Edward Buckland - 01872 306090.

## Particulars and Plan

The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.



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2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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