



## FOR SALE - APPROX 28.63 ACRES (11.59 Ha) LAND AT TRENETHICK, TRERULEFOOT, SALTASH, CORNWALL, PL12 5DD

**TO BE SOLD BY PRIVATE TREATY  
GUIDE PRICE £300,000**

### LAND DESCRIPTION

- Offers invited for the Freehold
- Land extends to approximately 28.63 Acres (11.59 Hectares) of productive land with good access to the main A38 roadway.
- Comprising two large parcels suitable for cropping.
- Available with vacant possession as a whole

**t: 01872 306090**

**e: [info@edwardbuckland.co.uk](mailto:info@edwardbuckland.co.uk)**

**[www.edwardbuckland.co.uk](http://www.edwardbuckland.co.uk)**

## Land at Trenethick, Trerulefoot, Saltash, Cornwall, PL12 5DD

### Situation

The land is positioned in a rural location at Trenethick which is a very short distance from the A38 at Trebrown Bridge where Castle Motors are situated.

### Description

A rare opportunity to acquire two large fields suitable for cropping purposes. The land has good access off the parish roadway and is in close proximity of the main A38 roadway. There is access into each field on the eastern boundary with a further gateway to the south. To the north is the mainline railway.

The enclosures are in grass and corn stubble following this year's harvest. The enclosures undulate in various directions with a large quantity of the land being south facing.

### Tenure and Possession

The land is sold Freehold with Vacant Possession.

### What 3 Words

<https://w3w.co/steepest.steam.health>

### Wayleaves/Easements/Rights of Way

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.

### Services

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

### 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 Scheme entitlements and there is no current Countryside stewardship scheme.

### Local Authorities

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

### Viewing

Strictly by prior arrangement with the joint agents. Edward Buckland - 01872 306090 or Jefferys - 01579 342400

### 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.

### Method of sale

The land is offered for sale by private treaty and is available as a whole.

**All enquiries to the Agents.**

### Schedule of the Land

Sheet Id	Parcel Id	Area (ha)	Area (acres)	Land Use
SW3060	1539	6.56	16.2	Corn Stubble
SW3060	3056	5.03	12.43	Corn Stubble
		<u>11.59</u>	<u>28.63</u>	



**Agents note:** Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
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.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

# Land at Trenethick, Trerulefoot, Saltash, Cornwall, PL12 5DD



Land at Trenethick, Trerulefoot



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Edward Buckland Ltd, Crusader House,  
Newham Road, Truro, TR1 2DP

50 m  
Scale 1:2750 (at A4)



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Location plan



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