



## **LAND AT LODGE HILL**

**4.78 ACRES OF PASTURE LAND WITH GOOD ACCESS ON TO THE PARISH ROADWAY, WITH AN OLD FARM BUILDING AND POTENTIAL DEVELOPMENT SUBJECT TO PLANNING FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £95,000**

# Land at Lodge Hill Liskeard Cornwall

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The property comprises approximately 4.78 acres (1.93ha) of agricultural land. There is a former agricultural building located in the south western corner of the land with potential subject to obtaining planning consent.

The fields are reasonably level but do have a southerly aspect. The main field slopes quite steeply to the south where it adjoins the branch line railway.

There is good access to the land off the public highway. A double gate access has been formed in recent years.

Mains water is connected.

## LOCATION

The land is positioned on the outskirts of the former market town of Liskeard on Lodge Hill.

## ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

The Entitlements are not part of the sale.

## SERVICES

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

Mains water is connected.

## TENURE

The land is freehold and will be offered with vacant possession upon completion.

## WAYLEAVES/EASEMENTS

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.

## PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. The land is shown edged red on the attached plan.

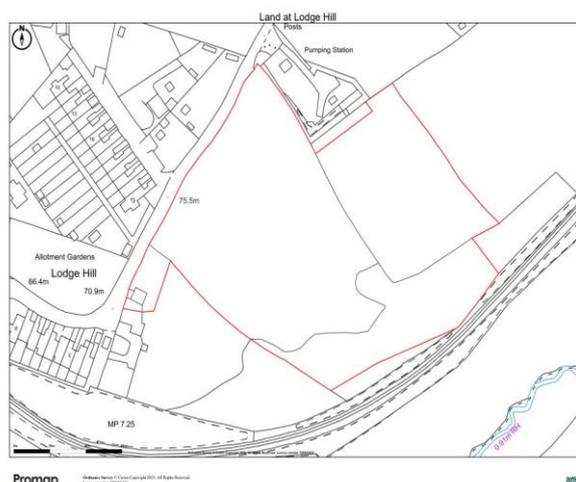
## VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400

## DIRECTIONS

From Liskeard proceed along Station Road towards the railway station. Continue past the train station when you will then approach Lodge Hill. The land can be found on your left hand side adjoining the Gas Works.

**WHAT3WORDS** – Splice Cocoons Client



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