



APPROXIMATELY 195 ACRES OF LAND.

**138 ACRES ARE GENTLY SLOPING ARABLE/TEMPORARY PASTURE FIELDS WITH
THE REMAINING LAID TO PASTURE WITH SOME WOODS**

**BEARA FARM,
HERODSFOOT,
LISKEARD,
PL14 4RB**

Guide £2,000,000

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LOCATION

The land is situated in a rural setting surrounded by beautiful Cornish countryside within easy reach of the villages of Lanreath and Pelynt. The former market town of Liskeard is also within easy reach.

Within these towns and villages, there are reasonable facilities as well as being close to the main A38/A390 roadways. Boconnoc Estate is bordering.

DESCRIPTION

The land comprises approximately 194.87 acres (78.86ha) of land. 138 acres are suitable for arable farming purposes and is currently in Wheat and Temporary Pastures.

The remaining 57 acres are primarily permanent pasture fields with some wooded areas.

The land is in three convenient blocks with excellent access from the public road and green lane

There is a stream positioned centrally to the land providing natural water.

The land has an agricultural Land Classification of Grade 2 and 3 land.

According to the Soilscape survey, the land is 'Freely draining slightly acid loamy soils'.

ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

No Entitlements are available.

SERVICES

No mains services are connected. Natural water supplies are available centrally. In recent times a spring fed water system has been disconnected which fed numerous field troughs. If a new pump was fitted, then this could be utilised again for the future.

ACCESS

Access to the fields is from the public road. There will be a small section of private track which is shown coloured yellow.

TENURE

The land is freehold and will be offered with vacant possession upon completion. Current Tenants would be keen to carry on if required.

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. There is a public footpath in OS Field Number 9602.

CROPS/ INGOING VALUATION

The sale will ideally complete in the Autumn 2024 once all the current crops have been harvested with no ingoing valuation. Alternatively, the purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party

(or in accordance with the arbitrator appointed by them) on the day of completion:

- Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
- Consumables and all other stores including fertilisers

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 coloured orange on the attached plan.

DIRECTIONS

From Liskeard proceed towards St Austell. Enter the village of East Taphouse and take the turning on the left signed Looe upon leaving the village. Continue along this road and take the first right and then immediate left. The land will be found on your left hand side just past the turning for Boconnoc.

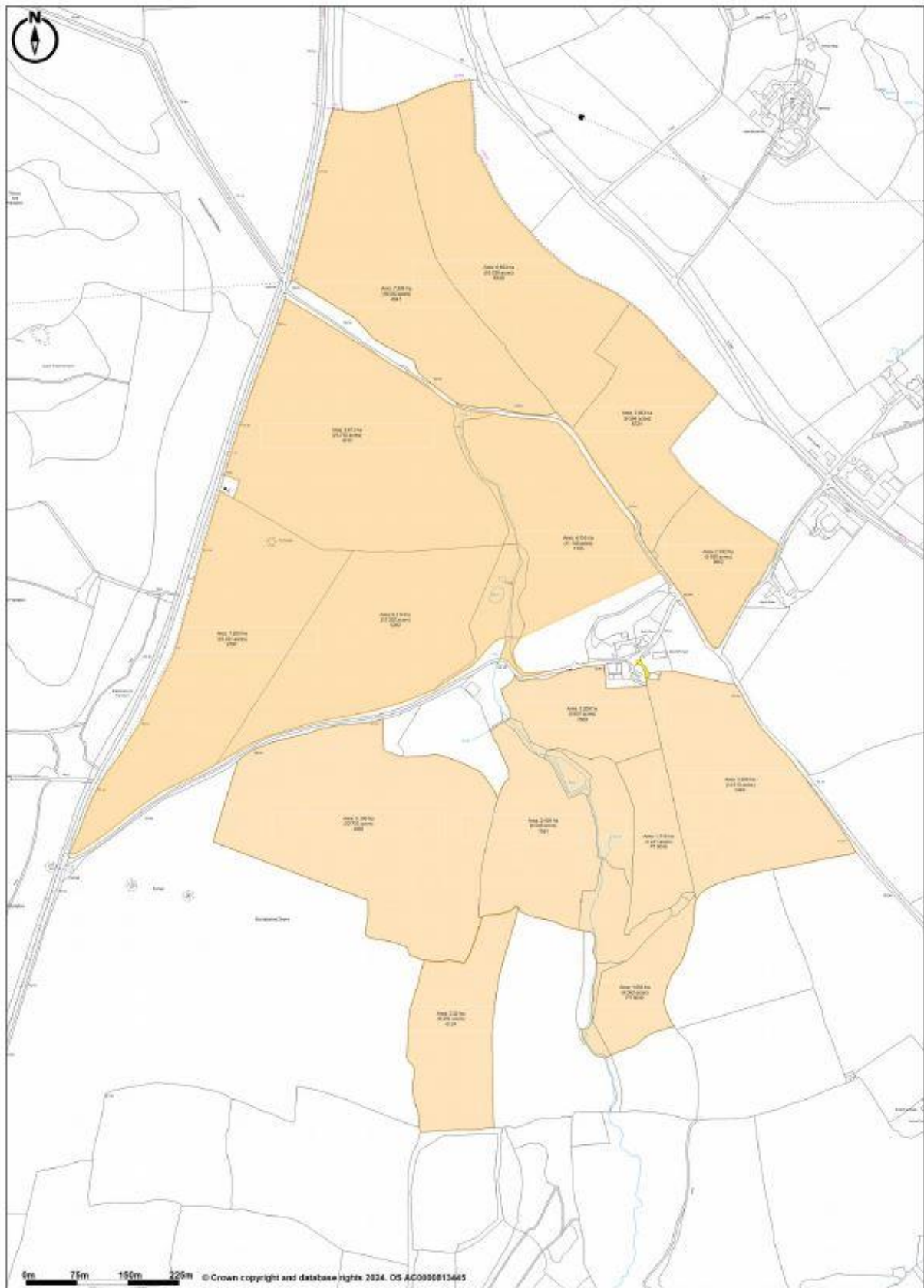
VIEWING

Strictly by prior appointment through the Vendors Agents – **Jefferys. Tel 01579-342400**



SCHEDULE

Parcel ID	Description	Hectares	Acres
6134	Temporary Pasture	3.43	8.48
9049	Permanent Pasture	3.74	9.24
4947	Arable	7.24	17.89
6549	Arable	6.68	16.51
469	Permanent Pasture	5.55	13.71
7880	Permanent Pasture	2.44	6.03
7561	Permanent Pasture	3.47	8.57
4965	Temporary Pasture	8.98	22.19
2787	Temporary Pasture	7.34	18.14
5292	Temporary Pasture	6.18	15.27
4816	Temporary Pasture	9.84	24.32
7705	Permanent Pasture	4.75	11.74
8724	Temporary Pasture	3.85	9.51
9602	Temporary Pasture	2.32	5.73
	Wood & Pond	1.15	2.84
	Wood & Pond	2.13	5.26
		79.09	195.44



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