



## **LAND AT TREWIDLAND**

**4 ACRES OF PRODUCTIVE LAND WITH ACCESS FROM A  
PRIVATE TRACK OFF THE PARISH ROAD.  
FOR SALE BY PRIVATE TREATY**

**Guide: £60,000**

# Land at Trewidland Liskeard Cornwall

**GUIDE PRICE: £60,000.**

3.98 acres of pasture land on the edge of the village.

The land is mostly gently sloping and laid to pasture. A mains water supply is currently being investigated and could be connected to the land.

New creosote stock fencing has been erected along the north eastern boundary. New post and rail fencing will be erected adjoining the track coloured yellow and will provide a metal gate into the paddock.

## SCHEDULE

Part SX2559 3833 3.98 acres

Total 3.98 acres/ 1.61 ha

## LOCATION

The land is positioned in a rural location on the edge of Trewidland conveniently placed for easy access to Looe, Liskeard and the main A38 roadway.

## 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. No services are connected at present.

However, the vendor is making enquiries with South West Water for a mains water supply to be 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.

Access to the land is over the private track as shown coloured yellow which will be fenced off. The owner of the land has full rights of access and will contribute towards maintenance in accordance with usage.

## 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.

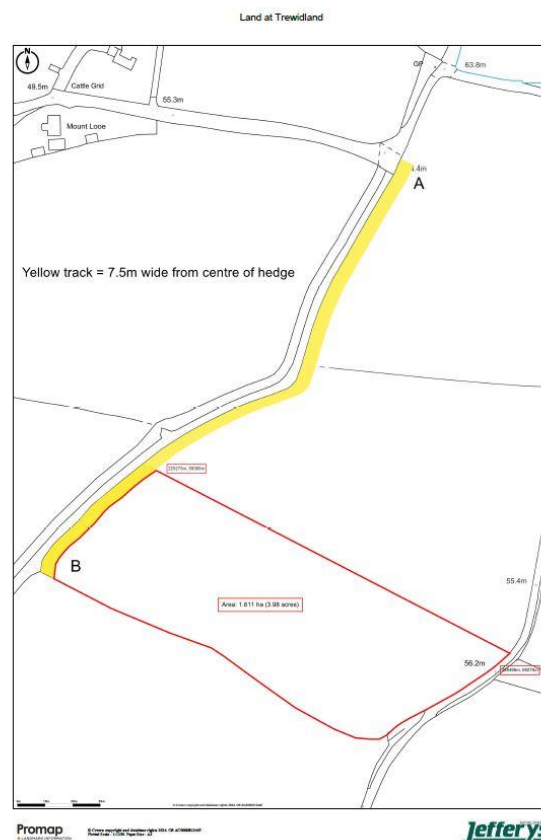
## VIEWING

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

## DIRECTIONS

From Liskeard proceed along the A38 towards Trerulefoot. Take the turning for Looe at the Horningtops junction. Proceed along this road for approximately 1 mile and turn right towards Trewidland. Continue into the village and upon exiting the village, the land will be found in front of you. Proceed along the yellow track to the southern field.

**WHAT3WORDS** – Headboard, Sudden Sticking



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