



LAND AT BEARA

**29.11 ACRES OF PRODUCTIVE LAND WITH AMENITY WOODLAND AND
POND FOR SALE BY PRIVATE TREATY**

Guide: £200,000

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PART BEARA FARM, HERODSFOOT, LISKEARD, PL14 4RB

GUIDE PRICE: £200,000.

23 acres of sloping pasture land with approximately 6 acres of amenity woodland and pond for sale.

The land is mostly gently sloping and laid to pasture. There is a natural water supply within the valley. Access to the land is directly off the green lane to the north.

There is potential to divide the land into smaller lots should sufficient access be retained.

SCHEDULE

Parcel ID	Description	Hectares	Acres
9049	Permanent Pasture	3.37	8.33
7561	Permanent Pasture	3.47	8.57
7880	Permanent Pasture	2.44	6.03
	Woods/Pond	2.50	6.18
		11.78	29.11

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 we are being close to the main A38/A390 roadways.

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, a natural water supply is available in the form of a stream along the valley. Various power lines travel over the land.

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.

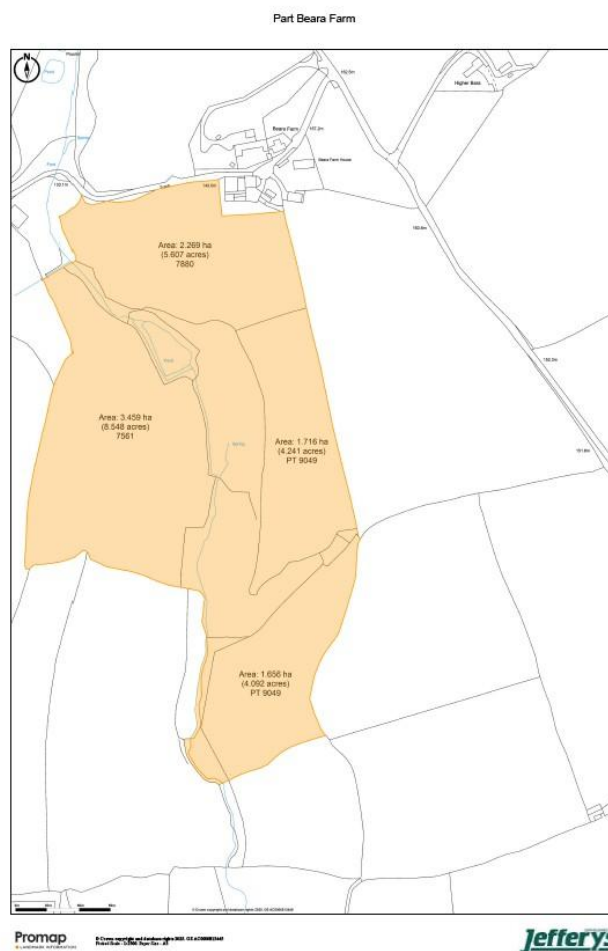
PLAN

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 coloured orange on the attached plan.

VIEWING

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

WHAT3WORDS – blurred.stung.apron



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