



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9508

Offers around £150,000

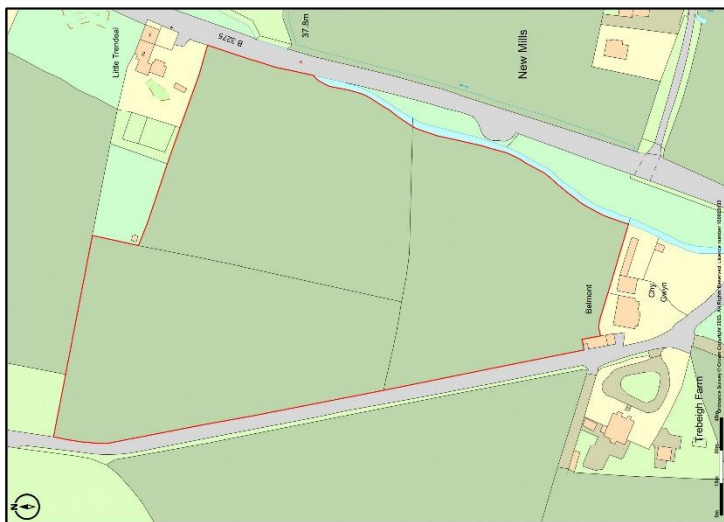
Land opposite Trebeigh Farm,
Ladock, Truro, Cornwall, TR2 4NH

LOT 2
FREEHOLD



For sale for the first time since 1978.

A conveniently situated parcel of land extending to 7.26 acres, divided into three field enclosures situated on the outskirts of the desirable village of Ladock. Surrounded by rolling countryside, a beautiful piece of land to own and enjoy within easy motoring distance of Truro.



DESCRIPTION

Offered for sale for the first time since 1978 is a conveniently situated parcel of land extending to 7.26 acres, separated into three field enclosures, all of which are enclosed by hedging. The land is surrounded by rolling countryside and residential properties and is conveniently situated on the outskirts of the highly desirable village of Ladock. The land benefits from views over the surrounding countryside and is within easy motoring distance of the cathedral city of Truro.

The fields are of a gentle rolling gradient and would lend themselves perfectly to the housing of livestock, with ample space for the erection of stabling/an agricultural shed (subject to the necessary planning permissions and consents).

LOCATION

The land at Trebeigh Farm is found close to the village of Ladock, which is set in an attractive valley of open farmland and woodland beside the Tresillian River. Ladock provides an excellent local inn and a very useful shop/post office in the centre of the village with more major retail, leisure and commercial facilities found in Cornwall's capital city of Truro, which is just a short 15 minute drive away.

Within easy driving distance to the south are beaches around the Roseland Peninsula and some of the finest day sailing waters in the UK on the Carrick Roads and River Fal. A short drive to the north, the renowned surfing beaches conveniently located along Cornwall's rugged northern coastline.

Ladock is an extremely convenient and central location with easy access throughout Cornwall via the A30 expressway which is just a few miles to the north linking Lands End to the motorway network at Exeter and only a couple of miles to the south is the A390 which runs along the south coast of Cornwall before joining the A38 leading to Plymouth. Cornwall Airport Newquay is about 20 minutes' drive away to the north and provide plentiful flights both internally and internationally.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 4NH.

DIRECTIONS From the centre of Ladock village with the Falmouth Arms on your right hand side proceed along the B3275 out of the village towards New Mills. Proceed out of the village for circa 0.7 mile then take the second major turning left toward Tredeal and Mitchell. The land will be found on the right hand side opposite Trebeigh Farm with the entrance immediately after two garages on the right hand side.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Trebeigh Farm is being sold in two Lots, or as a whole. The land opposite Trebeigh Farm (Lot 2) will not be sold prior to the completion of Lots 1 – Trebeigh Farm and the land surrounding.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

