

LAND AT WOODA CROSS ST VEEP, LOSTWITHIEL, PL22 0NR



FOR SALE

5 Acre Pasture Field only $\frac{3}{4}$ mile from Lerryn Village Offers invited in the region of £100,000

LOCATION

The land as edged red on the Sale Plan is set alongside the hamlet of Wooda Cross just to the south of the village of Lerryn fronting the road running from Lerryn ($\frac{3}{4}$ mile) to St Veep ($\frac{1}{2}$ mile). The town of Lostwithiel is only 3 miles and the South Coast at Bodinnick $3\frac{3}{4}$ miles.
What3words – “shoulders.forgiving.parsnips”.

DIRECTIONS

Take the road to St Veep from Lerryn and after $\frac{3}{4}$ mile you come to Wooda Cross. The gate into the field is on the corner on the right-hand side with a For Sale sign.

BRIEF DESCRIPTION

The field extends to approximately 5 acres (2.01 hectares) is in productive permanent pasture and has been used for grazing and mowing for many years although is well suited to a variety of cropping or amenity uses.

The land slopes gently to the north-west and enjoys extensive views towards Lerryn and Boconnoc. Adjoining the southern top corner of the field there is a small plot of land.

VIEWING & FURTHER INFORMATION

The land may be viewed at any time but please ensure the gate is closed and any stock are not disturbed. For any further information contact John Keast – jkeastsurveyor@aol.com or 07721689382.

Plan below not to scale.



Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys