

# LAND AT TREGREHAN MILLS, ST AUSTELL, CORNWALL, PL25 3TL



### FOR SALE BY INFORMAL TENDER

A useful block of amenity land extending to some 3 acres or thereabouts comprising some 2.3 acres of rough pasture and some 0.7 acres of woodland/scrub situated a short distance to the north of the A390 on the edge of the hamlet of Tregrehan Mills.

Tenders to be received in writing on a completed Tender Form by no later than 12 noon on Friday 30<sup>th</sup> August 2024.

## GUIDE PRICE: £25,000

www.jefferys.uk.com



OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

#### LOCATION

The land is situated immediately to the north of the hamlet of Tregrehan Mills with access off the public highway via a shared unmade lane leading to a field gate giving access to the land.

A Jefferys "For Sale" board is attached to the gate for identification purposes and the gate location is identified by what3words – revision.solid.intricate.

#### DESCRIPTION

The land comprises an area of rough grass extending to some 2.3 acres or thereabouts together with a small field shelter.

To the north of the land there is an area of scrub/woodland extending to some 0.7 acres or thereabouts.

The land is generally level and suited to a variety of uses subject to some further clearance.

#### ACCESS

Access is off the public highway via a shared unmade lane/bridleway leading to the entrance gateway.

#### SERVICES

We are not aware of any mains services connected to the land.

#### TENDER

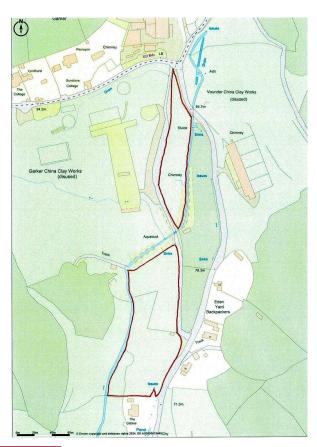
The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP on the Tender Form by no later than 12 noon on Friday 30<sup>th</sup> August 2024. (Note: Please contact the office to request a Tender Form or use the relevant link to download online).

#### VIEWING

Strictly by appointment with Jefferys on (01208) 872245 - lostwithiel@jefferys.uk.com.

#### AGENTS NOTE

Please note the vendor does not guarantee to accept the highest or indeed any tender submitted.



### 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



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