

# LAND AT COLLIGREEN, LANLIVERY, BODMIN, CORNWALL, PL30 5BY



## **FOR SALE BY INFORMAL TENDER**

**A useful block of equestrian/amenity land extending to some 2.16 acres or thereabouts and situated a short distance to the south of the village of Lanlivery.**

**Tenders to be received in writing on a completed Tender Form by no later than 12 noon on Friday 25<sup>th</sup> October 2024.**

## **GUIDE PRICE: £60,000**

## LOCATION

The land is situated in a rural position a short distance to the south of the village of Lanlivery within the hamlet of Colligreen with good access from the village and also from the A390.

The land is well situated for those with equestrian interests being situated on a quiet lane and with good hacking direct from the field including The Saints Way and Luxulyan Woods, all from quiet lanes.

A Jefferys "For Sale" board is attached to the gate for identification purposes only and the gate location is identified by **what3words – lively.month.saturnate**.

## DESCRIPTION

The land comprises a single enclosure extending to some 0.87 ha (2.16 ac) or thereabouts as shown for identification purposes only on the attached plan.

The land is generally level sown to grass with road access off the public highway close to the north-west corner.

Situated within the land is a twin open fronted field shelter of timber construction under a box profile roof.

## ACCESS

Off the public highway as above.

## SERVICES

We are not aware of any main services being 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 25<sup>th</sup> October 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.

## 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

ESTABLISHED 1865  
**Jefferys**