

LAND ADJOINING ST CYRIAC, LUXULYAN, PL30 5QA



**** FOR SALE BY INFORMAL TENDER ****

3.75 Acres Pasture on the edge of Luxulyan Village

Offers anticipated in excess of £75,000

**Tenders to be received in writing on the Tender Form by no later than
12 noon on Friday 2nd May 2025**

LOCATION

The land as edged red on the Sale Plan is set immediately north of the village of Luxulyan fronting the by-road to Lanivet adjoining the Village Recreation Ground and Play Area. Only 9 miles from Bodmin and 5 miles from both Lostwithiel and St Austell.

There is a For Sale sign on the gate.

BRIEF DESCRIPTION

The land extends to approximately 3.75 acres (1.52 hectares) sloping gently down to the west with a gate on to the adjoining road at the top of the land. It is all in permanent pasture and has been used for grazing and mowing for many years but is well suited to a variety of cropping or amenity uses although there are some granite outcrops.

There is a mains water supply to the land.

National Grid power lines cross the land.

The land is sold subject to an uplift clause whereby if it is developed within 20 years the buyer must pay to the seller 20% of the uplift in value.

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 or emailed to jkeastsurveyor@aol.com on the Tender Form by no later than 12 noon on Friday 2nd May 2025. (Note: contact the office to request a Tender Form).

www.jefferys.uk.com



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VIEWING & FURTHER INFORMATION

The land may be viewed at any time but please close the gate.

For any further information contact John Keast – jkeastsurveyor@aol.com or 07721689382.

AGENT'S NOTE

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

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

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