

# LAND AT PENQUITE, LOSTWITHIEL, PL22 0HX



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

**12.5 Acres Pasture as a Whole or Two Lots only 1½ miles from Lostwithiel  
fronting the B3289 road just south of Sweetshouse**

**Tenders to be received in writing on the Tender Form by no later than  
12 noon on Tuesday 20<sup>th</sup> May 2025**

**Offers anticipated in excess of £90,000 for each Lot**

## **LOCATION & DIRECTIONS**

The land as edged red on the Plan (Lot 1) is set ½ mile south of the hamlet of Sweetshouse fronting the B3289 road towards St Austell just before the lay-by overlooking Lostwithiel.

The field edged green (Lot 2) lies to the east of Lot 1. To access this field separately take the B3268 from Sweetshouse towards Lostwithiel. After ½ mile take the first right, bear left when the road forks alongside Penquite and the field is approximately 200 metres on the right.

There are "For Sale" signs by the gates to the Lots.

## **BRIEF DESCRIPTION**

The fields are in permanent pasture, gently sloping and have been used for principally mowing and occasional grazing and could be suited to a variety of agricultural and amenity uses. There are sub-metered mains water supplies to both Lots.

**Lot 1** – 5.70 acres (2.31 hectares) as edged red on the Plan fronting the B3289.

**Lot 2** – 6.86 acres (2.78 hectares) as edged green on the Plan fronting the by-road from Penquite to Poldew. When viewing this Lot please do not block the access lane.

## TENDER

The land is to be sold by informal tender as a whole or in two separate Lots. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP or emailed to [jkeastsurveyor@aol.com](mailto:jkeastsurveyor@aol.com) on the Tender Form by no later than 12 noon on Tuesday 20<sup>th</sup> May 2025.

Please contact the office to request a Tender Form.

## VIEWING & FURTHER INFORMATION

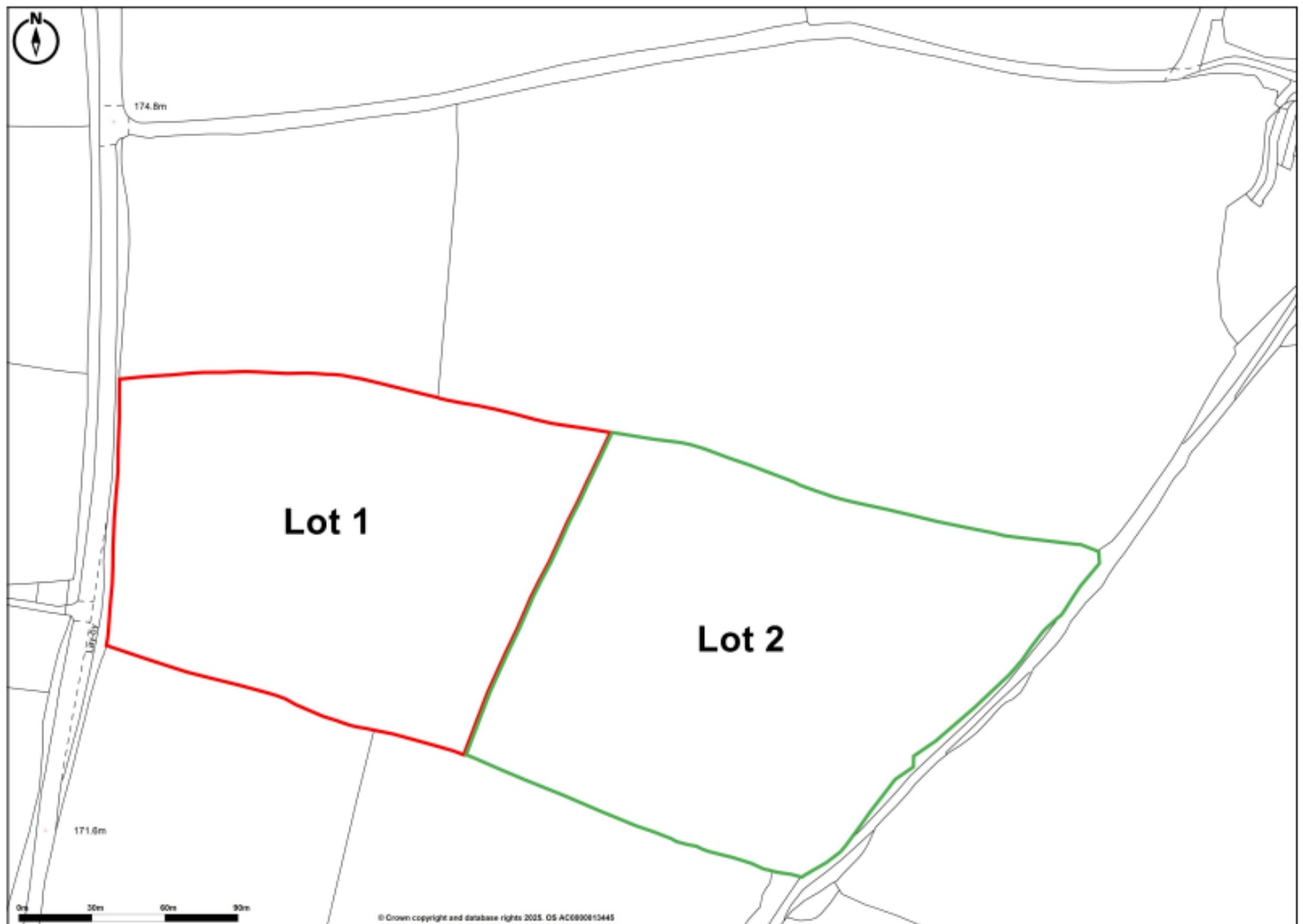
The land may be viewed at any time but please ensure gates are left closed.

For any further information contact John Keast – [jkeastsurveyor@aol.com](mailto: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



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