

## LAND AT HIGHER CARBLAKE, CARDINHAM, BODMIN, PL30 4HH



### FOR SALE

**57.3 Acre Block of Land conveniently located just off A30  
Offers invited in the region of £500,000**

#### LOCATION

The land as edged red on the Sale Plan is set fronting the A30 some 6 miles east of Bodmin and adjoining Bodmin Airfield. Access to the land is off the slip road from the A30 immediately west of Penlan Fuel Garage & Tanya's Café and the side-road off the west-bound carriageway both signed "Airfield Cardinham".

A "For Sale" sign is on the main gate into the land.

#### BRIEF DESCRIPTION

The property extends to approximately 57.32 acres (23.20 hectares) with the fields all in permanent pasture and has been used for grazing and mowing for a number of years although it is suited to a variety of cropping or amenity uses. The land has the benefit of the registered right to graze approximately 3 cattle or 9 sheep on Cardinham Downs.

The land is reasonably level and has deer fencing to the fields although some fencing and gates require attention. A South West Water main supply could be made available from the main at Higher Carblake subject to their normal conditions.

The 5.1 acres shaded orange on the Plan are Common Land & scheduled Access Land. The land shaded green will be subject to a covenant to be only used for agricultural purposes and no development to take place on that area.

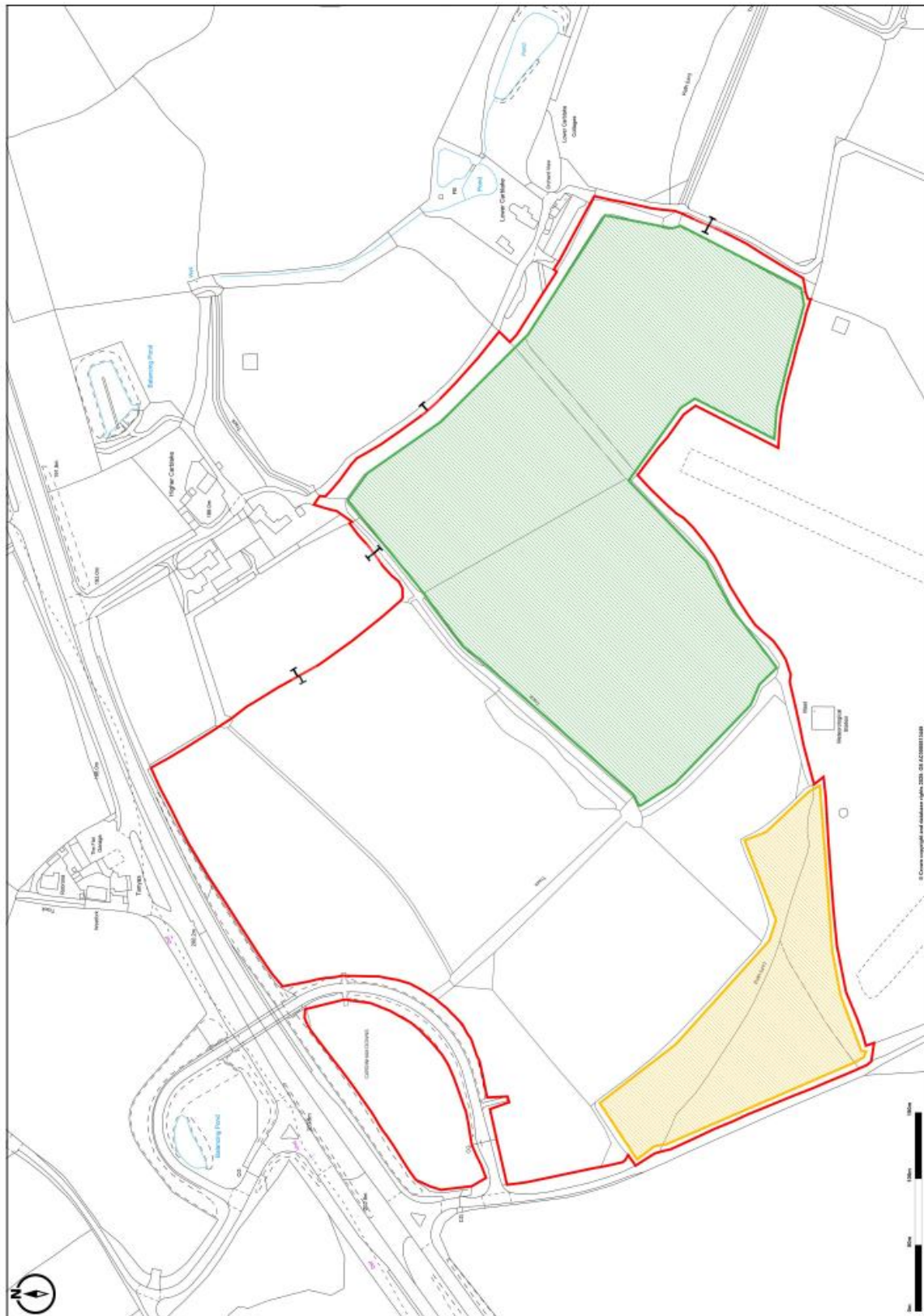
A public bridleway runs along the track crossing the property.

#### VIEWING & FURTHER INFORMATION

The land may be viewed at any time.

For any further information contact John Keast – [jkeastsurveyor@aol.com](mailto:jkeastsurveyor@aol.com) or 07721689382.

Plan below not to scale.



Members of the NAEA



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