

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



FOR SALE

22.5 Acre Block of Land conveniently located just off A30
Offers invited in the region of £250,000

LOCATION

The land as edged red on the Sale Plan is set only 200 metres off the A30 approximately 6 miles east of Bodmin. Access to the land is over the tarmac lane shaded yellow on the Sale Plan leading off the A30 opposite Darcroft Vehicle Repair Garage from the west-bound carriageway.

A "For Sale" sign is on the gate into the land just below Higher Carblake cottages.

BRIEF DESCRIPTION

The property extends to approximately 22.51 acres (9.11 hectares) with the fields all in permanent pasture and has been used for grazing for a number of years although it is suited to a variety of cropping or amenity uses. The land has the benefit of the right to graze approximately 1 head of cattle or 4 sheep on Cardinham Downs.

The land is reasonably level and has deer fencing to the fields although some fencing and gates require attention. A spring feeds a stream running down through the lower field. There is also a drain from the National Highways attenuation pond which overflows into this stream.

We understand that a South West Water main crosses the land from which a tapping should be available subject to their normal conditions.

In 2000 planning permission was granted for a Deerpark Visitor Centre on this land with some preliminary site works being undertaken.

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VIEWING & FURTHER INFORMATION

The land may be viewed at any time but please ensure the gate is closed and the entrance lane is not blocked. For any further information contact John Keast – jkeastsurveyor@aol.com or 07721689382.

Plan below not to scale.



Members of the NAEA



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