

## Approx. 34½ ACRES PRODUCTIVE AGRICULTURAL LAND NEAR LANTEGLOS-BY-FOWEY



### *Available as a whole or in lots*

A single block of highly productive agricultural land extending in area to 34.40 acres or thereabouts, situated in a rural location a short distance from the River Fowey.

**Lot 1 - 12.78 acres** Guide Price: £150,000 | **Lot 2 - 7.94 acres** Guide Price: £120,000

**Lot 3 - 4.33 acres** Guide Price: £60,000 | **Lot 4 - 9.35 acres** Guide Price: £150,000

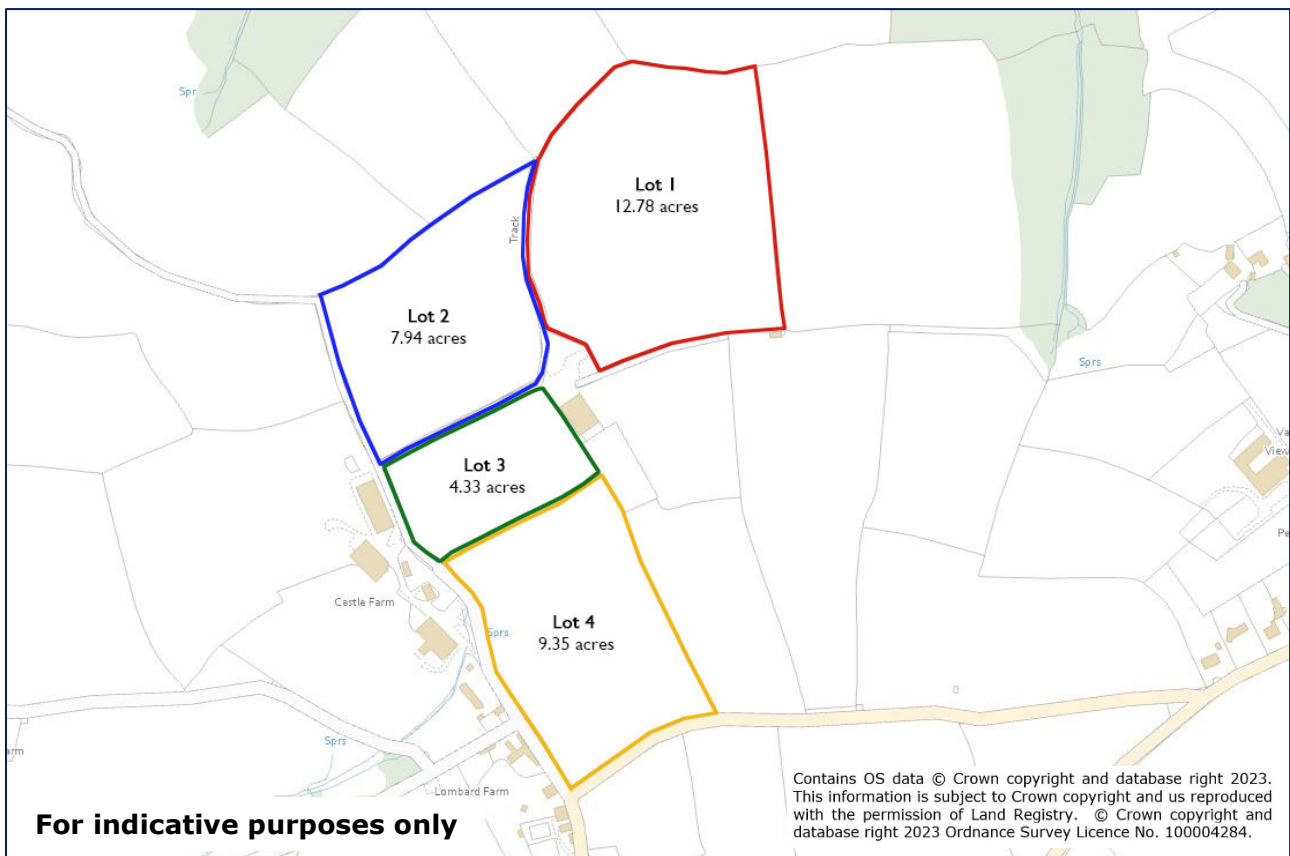
## Situation

The land is situated to the north east of the picturesque and historic town of Fowey and adjacent to the sheltered sailing waters of the Fowey River. Fowey town is within easy walking distance via the Bodinnick pedestrian and car ferry and the village of Polruan is also within easy reach. The land varies in elevation and benefits from extensive views over the surrounding countryside.

## The Land

This fertile block of land is classified as Grade II on the Land Classification Map and is either level or gently sloping with varying aspects. The land has frontage to and access from a minor Council maintained country and could be divided in up to four separate lots of **4.33 acres, 7.94 acres, 9.35 acres** and **12.78 acres**, each field having direct access from the Council roadway or from tracks.

The land is currently down to pasture or being used for growing potatoes and is considered to be suitable for all types of livestock grazing, arable crops or equestrian use.



**Services:** Mains water is connected to the land within the 9.35 acre field and could be made available to the other fields by arrangement and subject to South West Water consent/new connections. No mains electricity is connected to the land and enquiries should be directed to National Grid etc.

**Wayleaves, Easements & Rights of Way:** The sale of the land will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** By appointment with the selling agent Lodge & Thomas.

**Directions:** [what3words///preparing.clusted.jeeps](#)