

North Cornwall

Over 22 Acres agricultural land with woodland

Land at Tresarrett,
Bodmin, Cornwall, PL30 4QQ



For sale as a whole

22.42 acres (9.07 hectares) Guide Price: £245,000

Five conveniently sized parcels of mainly level or gently sloping productive agricultural land, including some sloping woodland and a stream, extending to approx. 22.42 acres (9.07 hectares) within a ring fence, in a sought-after location above the River Camel and close to the villages of St Mabyn, St Tudy, Blisland and St Breward in North Cornwall.

The Land

The land at Tresarrett, Bodmin, extends in total area to approximately 22.42 acres (9.07 hectares) or thereabouts and is comprised of five conveniently sized field enclosures that are all within a ring fence. At present there is one point of access from the road that is in use, located along the southern boundary, where two adjacent field gates provide a wide entranceway. In all there are three fields fronting the public highway, and so there may be potential for the creation of further access points, subject to the necessary consents.



Currently down to pasture having been utilised for mixed grazing in more recent years, the farmed land is well fenced with good stockproof boundaries. Parts of the land have been used for arable cropping in the past, including maize and potatoes. The land is shown as being close to the boundary between Grade II / III on the Agricultural Land Classification map for the area, and is located within a fertile and productive farming district above the River Camel. In addition to the pasture, there are some wooded areas with mature trees sloping down to the stream.

The land is predominantly level or gently sloping with boundaries formed mainly of traditional Cornish stone and earth hedges and live growth, complemented by good stock proof fencing that has been installed in recent years. The majority of the land would be considered productive and desirable agricultural land, as well as being an incredibly attractive parcel of North Cornwall with far reaching views over surrounding farmland and woodland, equally suited to amenity, equestrian or environmental uses.

The land is offered for sale as a whole, with offers invited for the freehold.



RICS



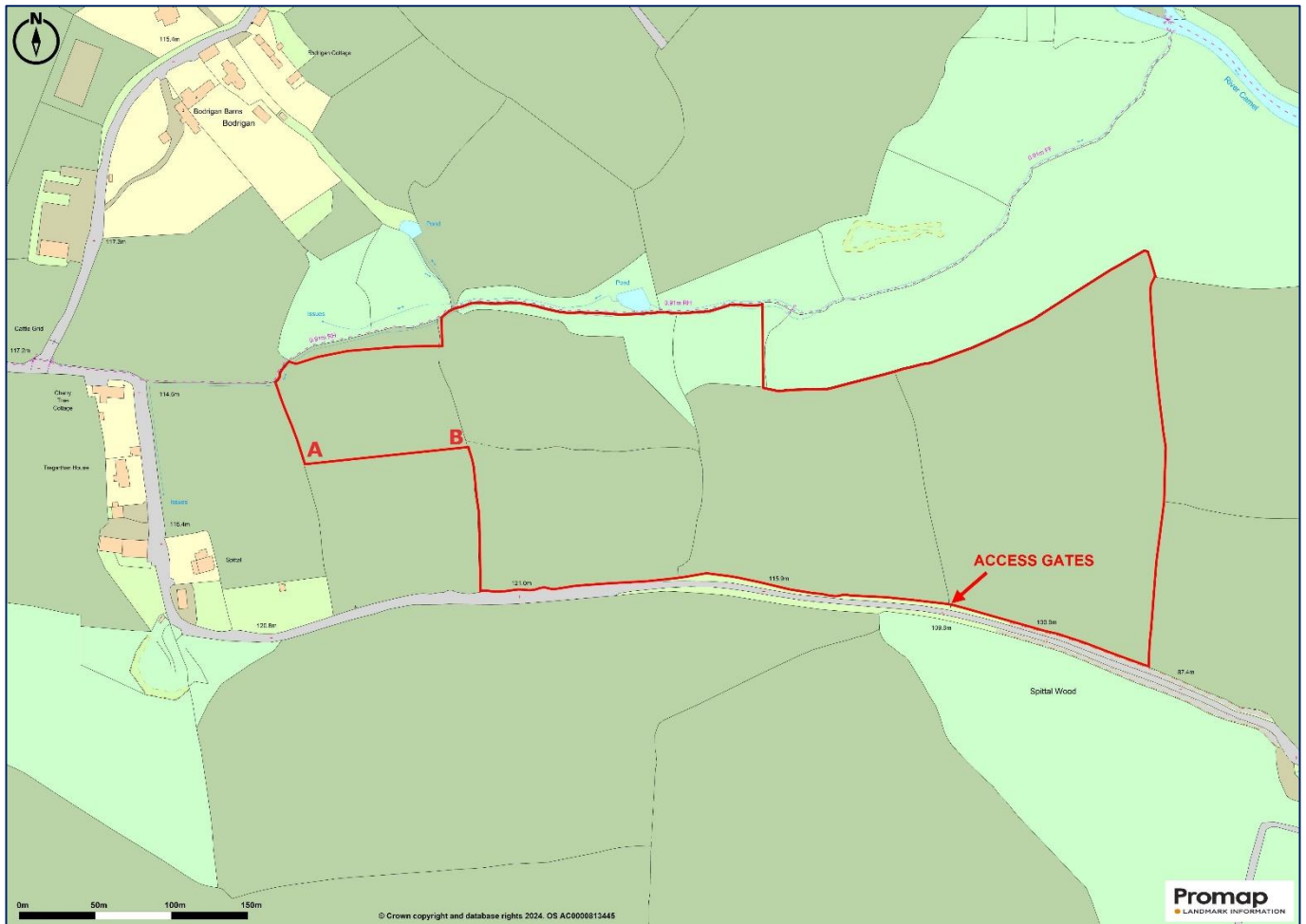
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Fencing: The Vendor is arranging for a stockproof fence to be erected along the boundary between Points A & B on the plan above.

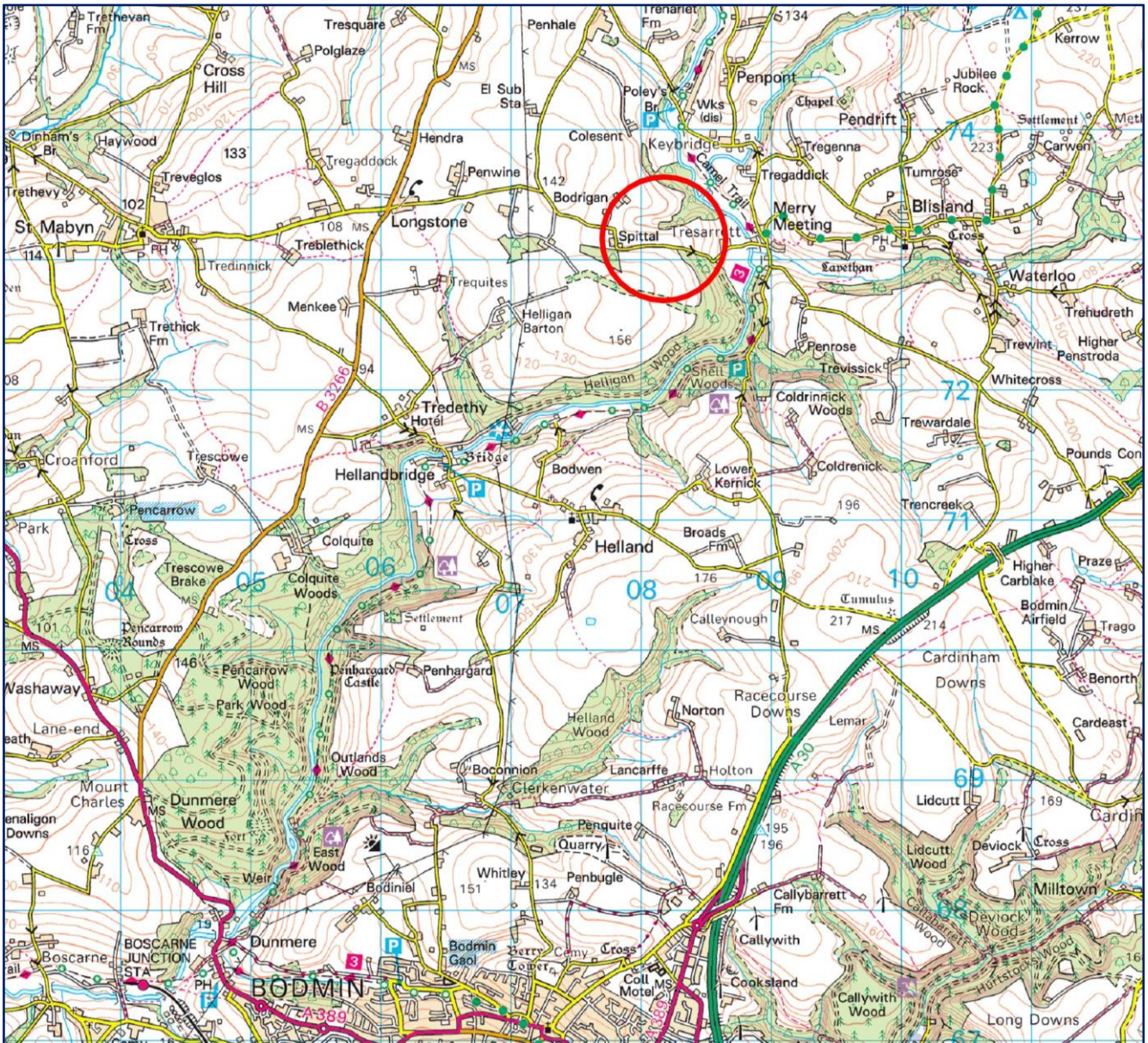
Services: We understand that no services are connected to the land, but there is a natural steam water supply across the northern boundaries of two of the fields. Interested parties are invited to make their own enquiries.

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. The Vendor will reserve an easement for an existing underground water supply pipe in the vicinity of the northern boundary.

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.

Situation:

The land is conveniently located in North Cornwall with wide gated access to the Classification "C" Council maintained public road which leads from Longstone to Tresarrett. The village of St Mabyn is approx. 2.7 miles to the west, St Tudy is approx. 3.8 miles to the north, and Blisland is approx. 1.3 miles to the east. The A30 dual carriageway "Cardinham Downs" junction is approx. 2.7 miles to the south east, and the town of Bodmin is approx. 5.5 miles to the south.



Directions: From the A30 dual carriageway "Cardinham Downs" junction, take the exit and follow the road west signposted for Blisland. After approx. 1 mile, at the crossroads turn left signposted for St Mabyn, which will take you to the hamlet of Tresarrett and from there take the next left signposted for St Mabyn and Wadebridge. You will pass the Camel Trail cycleway crossing and after approx. ½ mile you will find the double gated entrance to the land on your right-hand side.

Viewings: Strictly by appointment with the selling agent Lodge & Thomas. **Due to grazing livestock present on the land, gates must be left as they are found, and road access gates kept closed.**

what3words location

Land at Tresarrett: <https://w3w.co/onlookers.princely.outline> (Access Gates)



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