

Land with River Camel Fishing

*2.36 Acres of land including
approx. 300 metres of single bank fishing*

Tresarrett,
Bodmin, Cornwall, PL30 4QQ



Offers Invited for the Whole

2.36 acres (0.96 hectares)

An exceedingly rare opportunity to acquire an enchanting parcel of mainly level pasture land with approx. 300 metres of single bank fishing on the River Camel. Extending to approx. 2.36 acres (0.96 hectares) flanked by mature deciduous trees, the land is situated in a sought-after location adjacent to the River Camel and the Camel Trail, 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 2.36 acres (0.96 hectares) or thereabouts and is comprised of a single conveniently sized field enclosure within a ring fence.

The land represents an exceedingly rare opportunity to acquire a most enchanting parcel of mainly level pasture land, which includes approx. 300 metres of single bank fishing on the River Camel. The land is flanked by mature deciduous trees, and is situated in a highly sought-after location adjacent to the River Camel and the Camel Trail, and close to the villages of St Mabyn, St Tudy, Blisland and St Breward in North Cornwall.

Tresarrett boasts a stunning section of the River Camel, well known for its excellent salmon, brown trout and sea trout fishing. There are two named pools within the stretch of river adjoining the land, and these are known as "Ham Pool" and "Oak Tree Pool".

The land benefits from a pedestrian and vehicular right of way over the Camel Trail. The successful purchaser will be provided with an access code to pass the trail barrier by the trail authority. At present there are two access gates leading into the land from the Camel Trail, the approximate locations of which are marked on the plan within these Particulars. For viewing purposes parking is available on the trail, within 30 metres of the land, marked with a 'P' on the plan.

The land has primarily been enjoyed as riverside amenity land by the present owners for many years, and as an access point to the river for fishing purposes. The land represents a rare opportunity to acquire a stunningly beautiful stretch of River Camel fishing, as well as amenity or conservation land. There is no public access to the land, which is entirely private.

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





Services

We understand that no services are connected to the land, however the land abuts the River Camel along the western boundary and there is also a small stream along the north-western boundary. 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. There is no public access to the land, which is entirely private. The Vendor is not aware of any pipelines or services passing over or under the land.

Particulars & Plan:

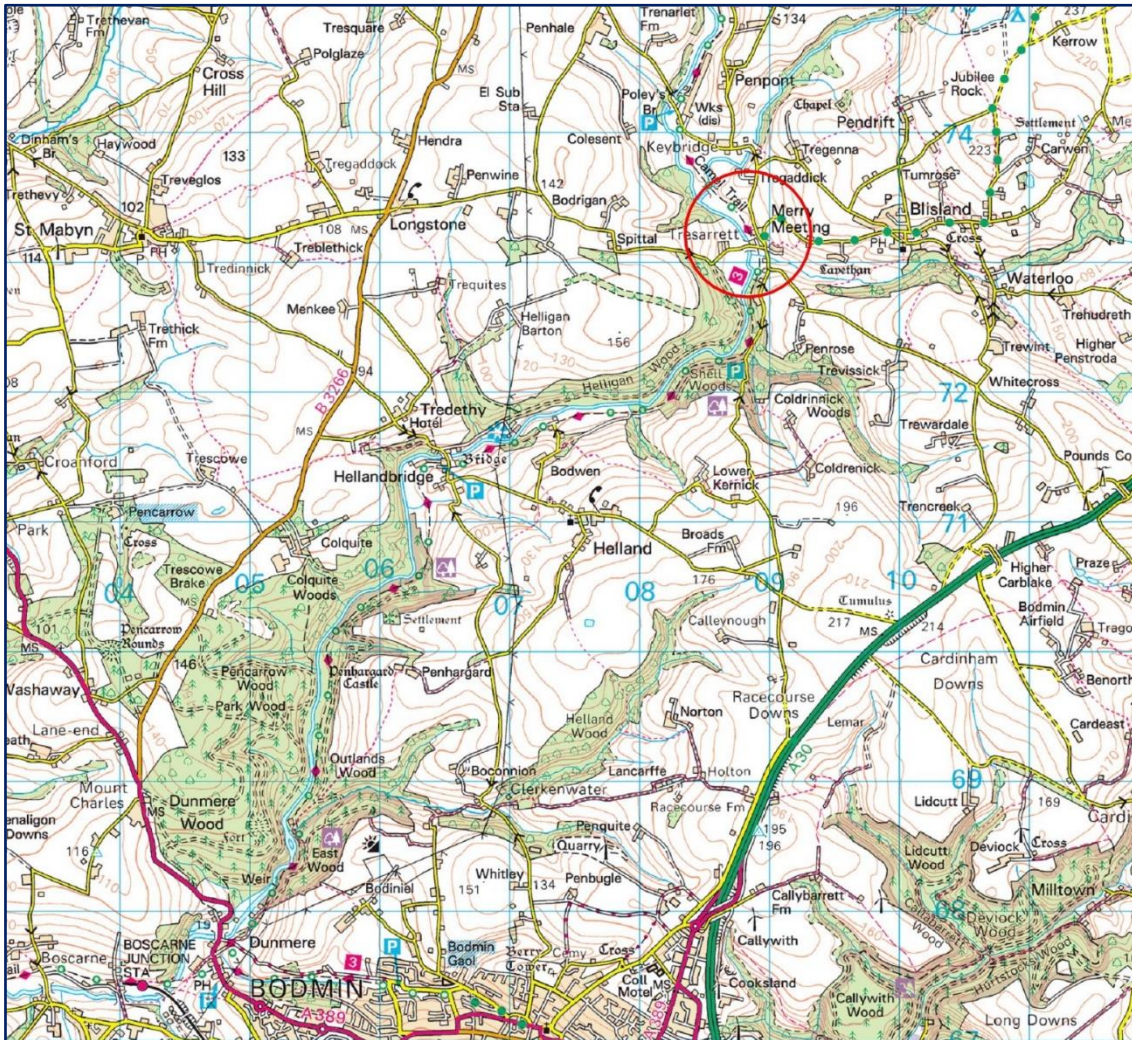
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Vehicular Access

There is a vehicular right of way to the land via the Camel Trail path, for which the owner will be provided an access code for the Trail gate by the managing authority. For viewing purposes, parking is available in the area marked "P" on the plan above. The two access gates to the land are also marked on the plan above.

Situation

The land is conveniently located a short distance from the Classification "C" Council maintained public road which leads from Longstone to Tresarrett, and then via the Camel Trail from which two field gates give access to the land. 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. At the Camel Trail cycleway crossing, turn right onto the Camel Trail where parking is available for viewing purposes. Proceed past the Trail barrier, for which an access code will be given to the successful Purchaser by the Trail Authority. Follow the Camel Trail northwards for approximately 25 metres and the first access gate will be on your left hand side. The second access gate is approx. 250 metres further along the Camel Trail.

Viewings: Strictly by appointment with the selling agent Lodge & Thomas.

what3words///ducks.wool.thighs (Eastern Access Gate)

what3words///animals.celebrate.tripled (Western Access Gate)