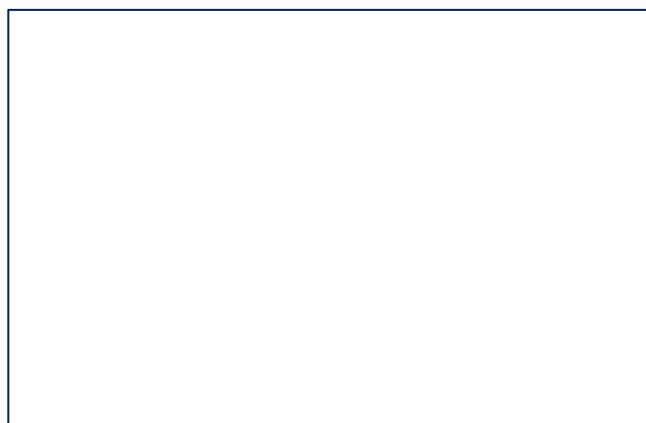
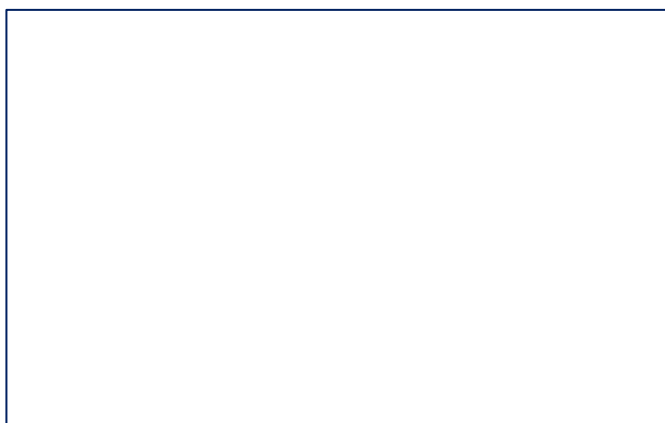


## 35.79 Acres of Land at Higher Menadue Farm, Bugle, St Austell, PL26 8RW



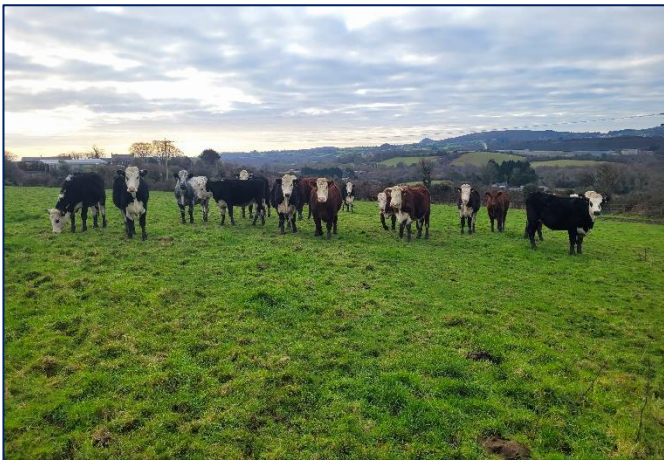
A large block of grazing and amenity land occupying a quiet position and with double vehicular gates from a minor county road. Further 3.73 acres adjacent additionally available.

**Guide Price: £299,950    Freehold**

## The Land

A large parcel of grazing and amenity land extending to 35.79 acres or thereabouts. Most of the land is in pasture and has been used for cattle grazing for many years, the remaining land is in scrub which attracts a whole host of wildlife. Approximately 8.32 acres of the land (mostly scrub – see plan for identification) is classified as SSSI.

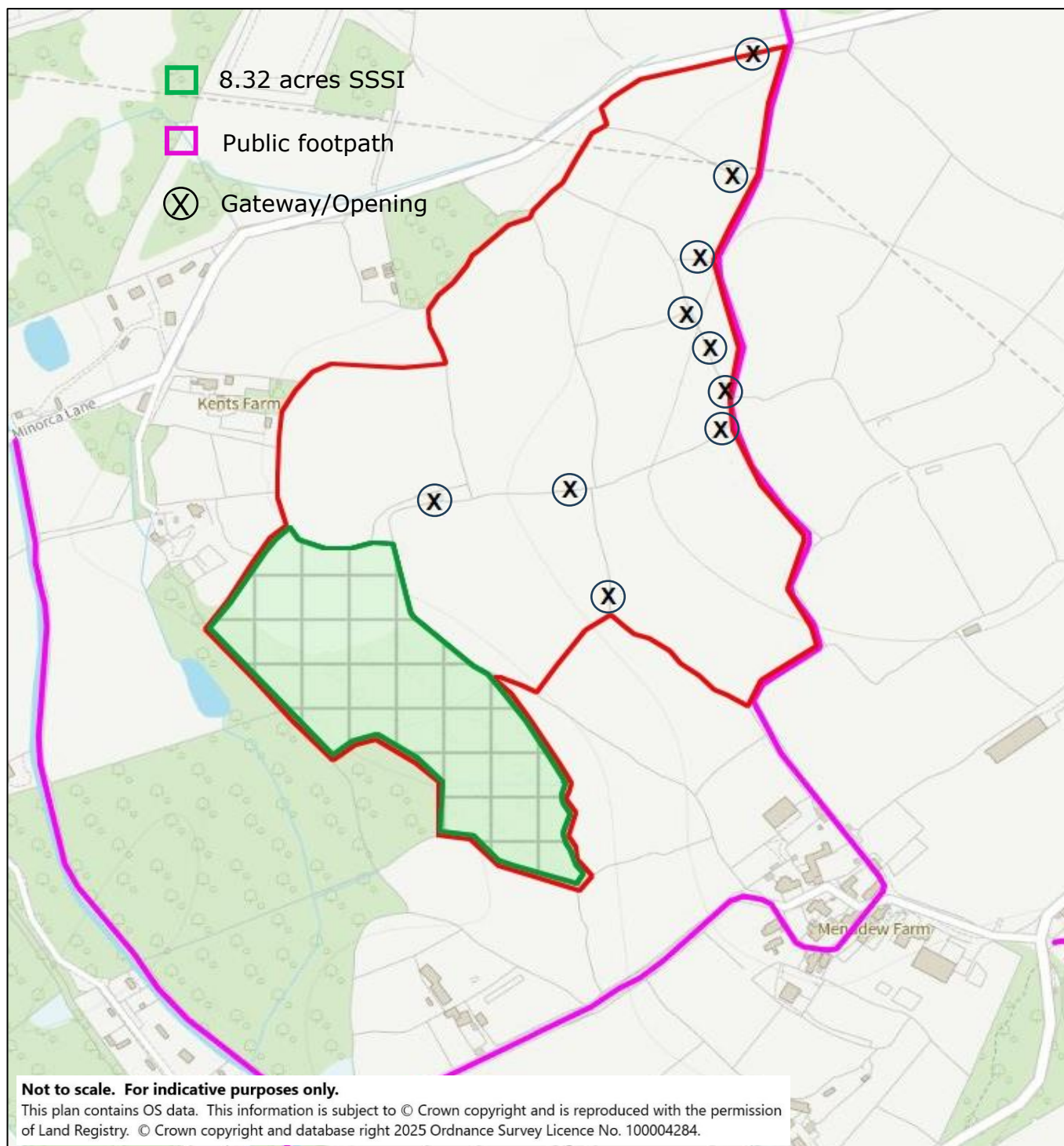
The land is split into a number of enclosures ideal for stock rotation and there are double vehicular gates from the minor country road to the north. All enclosures enjoy a good degree of natural shelter and granite walling can be seen along many of the enclosure boundaries. Most enclosures benefit from livestock fencing which was erected in the last 12 months or so.



A public footpath on the eastern side of the land borders some of the field enclosures (outside of the boundary) and then runs inside the eastern boundary of three enclosures before reaching the road. The embedded plan shows the public footpath in pink.

The land is currently let to a local farmer for cattle grazing, but the letting will cease upon completion and vacant possession will be offered.

Adjacent there is a further 3.73 acres of land additionally available through Lodge & Thomas.



### Services

None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

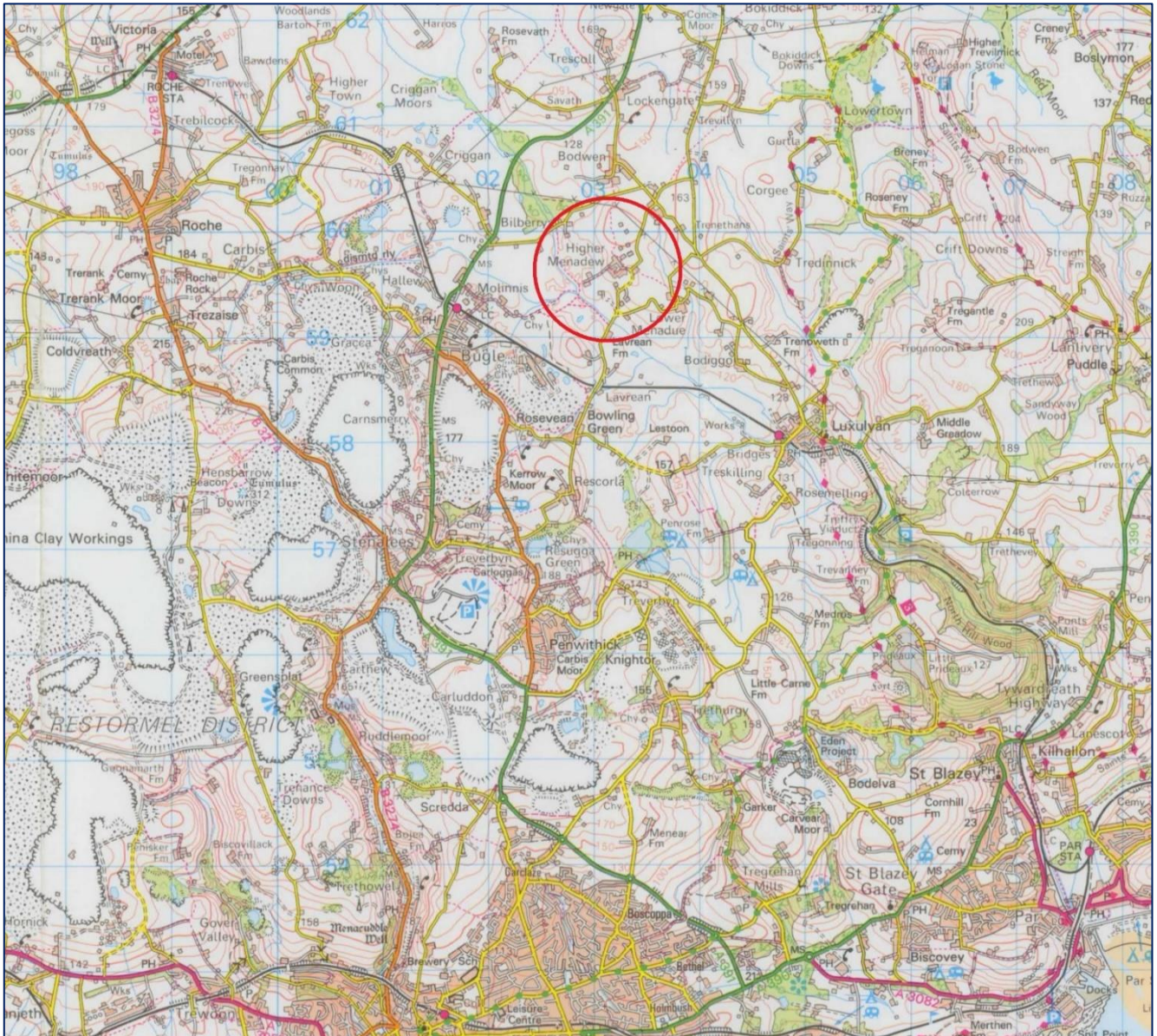
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath follows the boundary of three enclosures as indicated on the plan in pink.

### 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.

## Location

The land is situated on the very outskirts of Bodwen, a small hamlet just two miles from the A30 and just ½ a mile from the A391 to St Austell. The villages of Bugle, Roche, Stenalees, Luxulyan and Lanivet are all within easy reach whilst Bodmin and St Austell are 5 and 6 miles distant respectively.



## Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. We politely request that no dogs be taken on the land (with the exemption of proceeding along the public footpath) as there is livestock grazing. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

Proceeding along the A391 in a southerly direction from the A30 towards Bugle, take the left hand turning signposted Bodwen, Ebenezer and Luxulyan. Continue through Bodwen and on leaving the hamlet turn right into Minorca Lane, the gates into the land will be found on the left hand side after approximately 250m, as identified by a Lodge & Thomas for sale board.

[what3words:///trucked.pies.chap](http://what3words:///trucked.pies.chap)



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