

16.7 Acres of Land East of Berry Down, St Neot, Liskeard, Cornwall, PL14 6QN



An attractive block of farmland extending to approximately 16.7 acres, subdivided into seven well-proportioned fields and including a wooded area and a natural stream, situated in a highly sought-after rural location within south-east Cornwall's farming district.

Guide Price: £170,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends to approximately 16.7 acres, arranged in seven fields with a gentle slope down to a small wooded area and stream. The layout offers flexibility for grazing, equestrian, amenity or conservation uses. Access is convenient, with three gated entry points from the adjacent council-maintained road, easing management with machinery or livestock. The boundaries are predominantly mature Cornish hedges and trees, providing natural shelter and defining an attractive and manageable parcel of land. Conveniently located for St Neot, Liskeard, Bodmin, and Callington, this land represents an attractive and versatile parcel suitable for a variety of farming operations or amenity uses.



Services

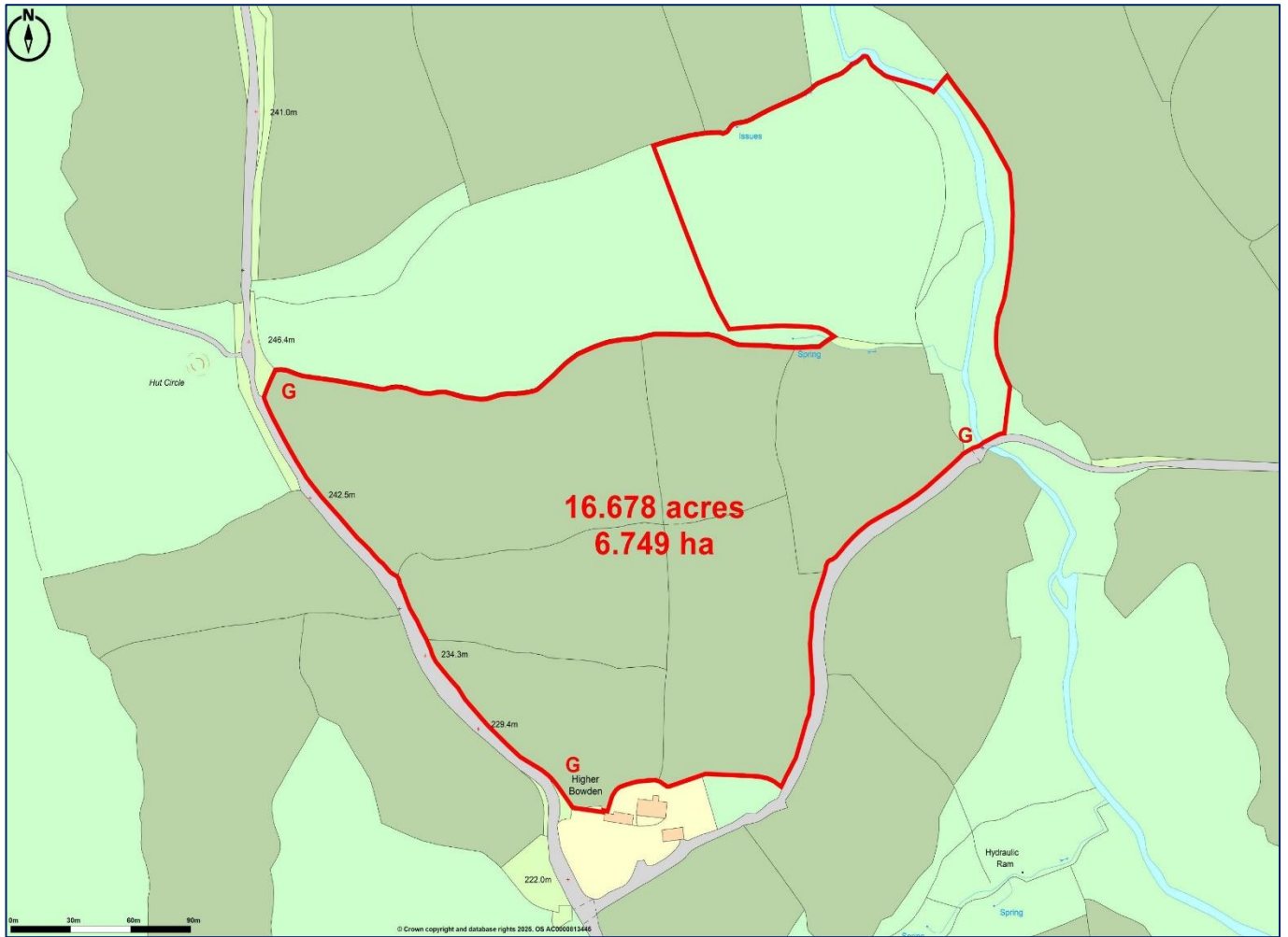
There are no mains services connected at present. There is a shared bore-hole water supply with water trough connected, together with a natural stream crossing the land. No services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to 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.

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.



RICS



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Location

The land is well placed for both coast and countryside. It sits around 6 miles from Liskeard, with its wide range of shops, services and mainline rail connection to London, and approximately 11 miles from the popular seaside town of Looe. The A38 is within easy reach, while the A30 lies about 7 miles away, making travel across Cornwall straightforward. On the edge of scenic Bodmin Moor, the property also benefits from proximity to the village of St Neot (about 2 miles), which offers a welcoming community along with a pub, shop, post office, primary school and church.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From St Neot, head east on Tripp Hill, then take Market View to join Liskeard Hill. Continue for approximately 0.7 miles, then turn left signposted for "Colliford Lake". After about 340 metres, turn right. Follow this road straight for around 0.5 miles, keeping left at the grass triangle. The land will be on the right-hand side, marked with a Lodge & Thomas "For Sale" board.

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