



Land At Lydcot Lane, Widegates Looe PL13 1QJ

welcome to

Land At Lydcot Lane, Widegates Looe

A gently sloping parcel of land measuring circa 4.58 acres, with hedgerow borders and spectacular views of the surrounding rolling countryside and southerly views of the English Channel, with Eddystone Lighthouse in the distance. The land has vehicular access from Lydcott Lane



A gently sloping parcel of land measuring circa 4.58 acres, with hedgerow borders and spectacular views of the surrounding rolling countryside and southerly views of the English Channel, with Eddystone Lighthouse in the distance. The land has vehicular access from Lydcott Lane and offers an agricultural outbuilding which the seller currently uses for storage purposes and is provided with mains power and parking to front, together with a water standpipe located in the top left corner of the field.

Agents Note

(1) There is a right of way over this land for the neighbouring land owner. Buyers are advised to check the legal pack for further information regarding this, prior to bidding.

(2) The red line plan shown is for guidance purposes only.

Buyers are advised to view the legal pack to clarify the boundaries of what is being sold, prior to bidding.



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- 4.5 ACRES OF LAND
- VEHICULAR ACCESS
- AGRICULTURAL OUTBUILDING WITH MAINS POWER
- COUNTRYSIDE LOCATION
- FIELD HAS DEVELOPMENT POTENTIAL

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105600 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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