



LOT 1



Land South of Quethiock Village , Quethiock, Cornwall PL14 3SQ

Liskeard 6 miles. South Cornish Coast 8.5 miles. Plymouth 16 miles.

- 14.87 Acres in total
- Sought after location
- Productive pasture land, stream frontage
- Freehold
- Lot 1 guide price £165,000
- Lot 2 guide price £60,000
- Land available as a whole or in two lots

Guide Price £225,000

01566 774999 | launceston@stags.co.uk

SITUATION

The land is situated on the southern side of the rural village Quethiock with its primary school and 13th century church. The market town of Liskeard is 5 miles away and offers a wider range of day-to-day amenities, educational and recreational facilities and a leisure centre. The A38 trunk road links to Bodmin and Plymouth, offering a more comprehensive range of cultural, sporting and shopping facilities.

DESCRIPTION

Lot 1 – Guide price £165,000

Two fields extending to about 10.91 acres of gently sloping grassland with direct access onto the lane on the northern boundary.

Lot 2 – Guide price £60,000

About 3.96 acres. Single pasture field with stream frontage on the southern boundary. Access onto the lane on the northern boundary.

ACCESS

Lots 1 and 2 have access onto Hepwell Lane, which is an unclassified road.

SERVICES

No services connected. Natural water only.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in two lots.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

BASIC PAYMENT SCHEME

There will be no Basic Payment Scheme or delinked payments included in the sale.

LOCAL AUTHORITY

Cornwall Council

PLANNING

None



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SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences. The boundary between Lot 1 and Lot 2 will be jointly owned with each side owning and maintaining their own side. The Garden Plot to the north of Lot 1 and 2, the boundaries are being owned by the Garden Plot.

VIEWING

Please contact Stags Launceston Office Tel: 01566 774999

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

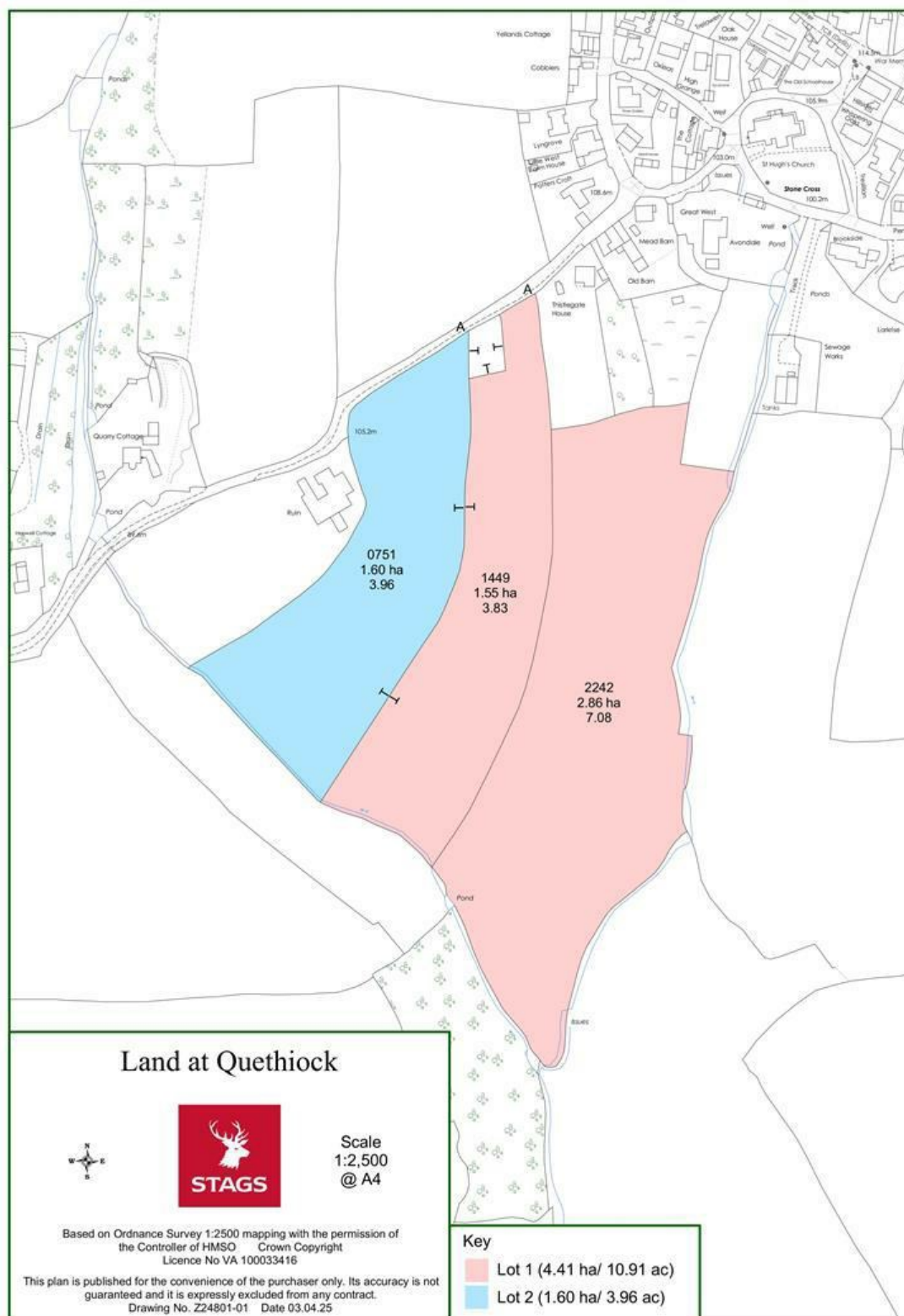
WHAT THREE WORDS

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DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.