

# Land at Landreyne Farm

## Coads Green, Launceston, Cornwall, PL15 7LZ

57.32 acres (23.202ha) of prime level arable / grassland, divided into 6 easily manageable enclosures. Easily accessible, road frontage and private water. Further land available.

**Launceston 7 Miles   Callington 5 miles  
Plymouth 22 Miles**

The land at Landreyne Farm is very well located approximately 1.5 mile south east of the popular village of Coads Green, which has a primary school, village hall and a monthly Farmers market. The A30 can be accessed 6.5 miles to the north west at Plusha.

The land at Landreyne Farm extends to approximately 57.32 acres (23.20 ha) of quality level arable / grassland divided into 6 easily managed fields enclosed within traditional Cornish bank hedges. The current cropping for the land is: 10.59 acres (4.29ha) Temporary Grass, 19.30 (7.81ha) Spring Barley and 27.44 acres (11.10ha) Winter Barley. The land benefits from private water and road frontage.

### Services & Information

**Water** – Shared private supply

**Public Rights of way** – A public footpath crosses the land

### Local Authority

Cornwall Country Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY Tel: 0300 1234100

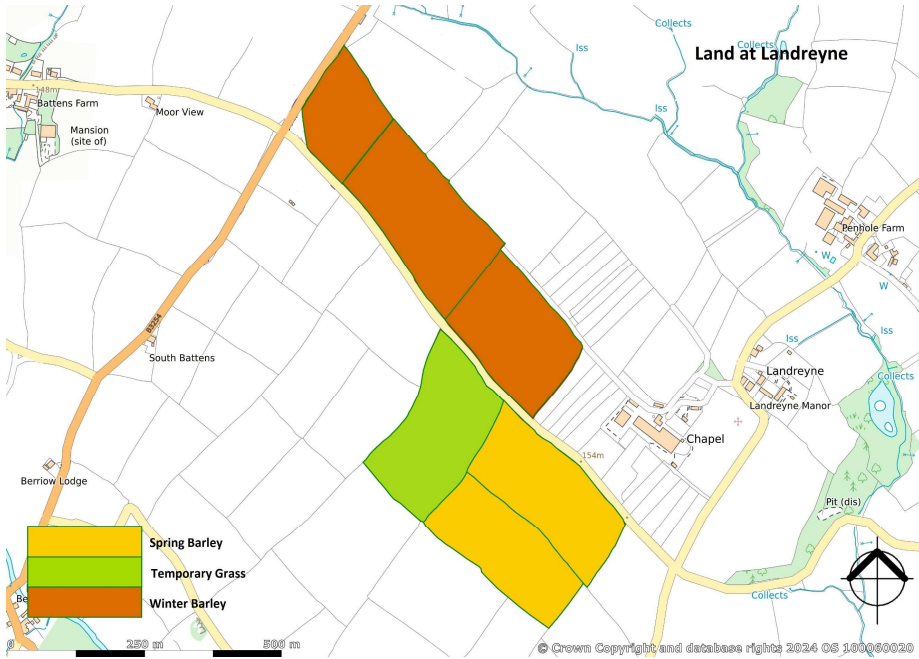
### Tenure

The land is offered for sale freehold with vacant possession on completion.

### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property  
01822 810810.





### Directions

From Launceston follow the A30 towards Bodmin and at the Plusha junction take the B3257 towards Callington. Continue for approximately 2.5 miles, at Congdons Shop turn right onto the B3254, proceed for approximately 1 mile. At the crossroads turn left to Tremollett and after a short distance the land will be on the left and right, clearly indicated by D. R. Kivell Country Property For Sale boards.

### What3words Location Finder

briefe.r.squeaking.offline & anchors.poetry.swims

### Agent's Notes

None of the services or plumbing have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Measurements and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The land is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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