



Land at Trewint , Launceston, Cornwall

Price Guide £45,000



Town • Country • Coast

Located on the edge Trewint village and benefiting from road frontage is this small parcel of amenity land. The land has potential subject to planning permission for a variety of uses or alternatively could be used for those wanting to enjoy some accessible outside space.

The land is currently a pretty naturalised copse area majority enclosed by a mature hedge and trees but could be thinned out to create more usable space such as an allotment. The land is within walking distance of Trewint, Fivelanes and nearby open moorland. There are residential properties nearby and its understood mains services are close but it would be up to a purchaser to confirm this to their own satisfaction.

The land is understood to be Freehold with vacant possession.



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Situation

The property is located in Trewint which is a pretty and historic Cornish Village, and the nearby village of Five Lanes has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

Directions

From Launceston join the A30 towards Bodmin. Proceed through Kennards House and Plusha. Turn left signposted Altarnun. At the mini roundabout take the 4th exit under the A30. At the T junction turn left and after a short distance the piece of land will be seen on your left hand side,



01566 706706 • www.viewproperty.org.uk • sales@viewproperty.org.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.