LOT 1

STAGS

Land at Woodhill , Liskeard, Cornwall PL14 6RD

27.22 Acres of productive farmland within easy reach of Liskeard and the A38

Liskeard 0.5 miles. A38 1.5 miles. Plymouth 15 miles.

• Lot 1 - Two level and gently sloping fields extending to 21.71 Acres • Lot 2 - Single level paddock extending to 5.51 Acres • Direct access onto the public highway • Easily Accessible • Freehold • For sale by private treaty

Guide Price £335,000

01566 774999 | launceston@stags.co.uk

SITUATION
Situated on the northern side of Liskeard, the land has good road links to the town of Liskeard and the A38. A comprehensive range of amenities can be found at Liskeard, some 0.5 miles away, shops, supermarkets, doctors and dentists and veterinary services and a good leisure centre. The land is in a central location for South and East Cornwall, with good access links to the rest of the county.

GENERAL DESCRIPTION
The land in all extends to 27.22 acres (11.02 hectares) comprising predominantly level and gently sloping farmland, currently in a grass ley and farmed in arable rotation. The land would be suitable for equestrian uses (STP), agricultural use and as a smallholding.

Lot 1 – Guide price £250,000
The land extends to approximately 21.71 acres and comprises of two level and gently sloping fields. Road access on the southern boundary.

Lot 2 – Guide price £85,000
Single level field extending to approximately 5.51 acres. Road access on the southern boundary.

ACCESS
Lot 1 – Direct access onto the public highway.
Lot 2 – Direct access onto the public highway.

METHOD OF SALE
For sale by private treaty.

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

SCHEMES
The land is currently entered into a Sustainable Farming Initiative (SFI), ending March 2027. Holdover may be required to fulfil the management options.

LOCAL AUTHORITY
Cornwall Council www.cornwall.gov.uk

SERVICES
No services connected. Purchasers should satisfy themselves as to the availability of any future connections.

SPORTING AND MINERAL RIGHTS
The sporting rights insofar as they are owned are included with the freehold. The mineral rights are not owned.

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.

VIEWING

Please contact Stags Launceston on 01566 774999.

WARNING

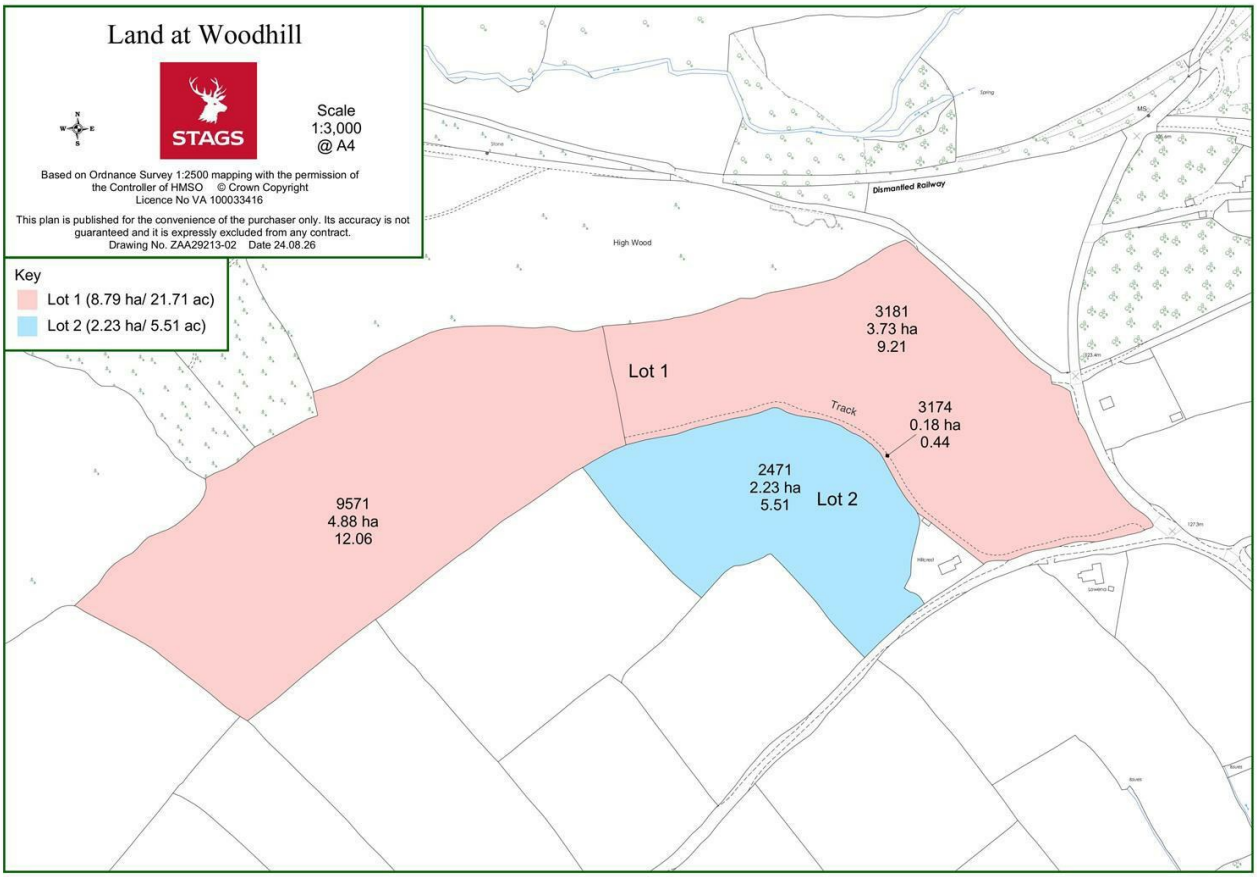
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

DIRECTIONS
Lot 1 – What three words ///lightbulb.courier.threading
Lot 2 – What three words ///stays.spud.coach

DISCLAIMER

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.



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.

STAGS

@StagsProperty