



Land at Higher Reedy Mill

Trewidland, Liskeard, Cornwall, PL14 4SJ

For Sale by Private Treaty

KIVELLS



Land at Higher Reedy Mill

Trewidland, Liskeard, Cornwall, PL14 4SJ

Guide Price: £50,000

Approximately 4.39 acres (1.78 hectares) of pasture land

Accessible off a quiet parish road close to the village of Trewidland

Quiet rural location with far reaching views

Freehold with vacant possession upon completion

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Location

The land is situated close to the village of Trewidland in South East Cornwall. The coastal resort of Looe and the former market town of Liskeard are approximately 15 and 10 minutes driving distance respectively. There is a mainline railway station at Liskeard, along with a range of shopping, schooling and recreational facilities and access onto one of the main arterial routes throughout Cornwall, the A38.

The land is situated off a quiet parish road and from its highest points enjoys extensive rural valley views. Viewing is recommended in order to appreciate this fantastic rural location.

Description

The land at Higher Reedy Mill extends to approximately 4.39 acres (1.78 hectares) comprising a single enclosure of sloping pasture land, accessible off a quiet parish road. Close to the land is a network of quiet parish roads, bridleways and footpaths providing outriding and walking opportunities.

The land is likely to be of interest to those with agricultural, smallholding, equestrian or general amenity interests and provides a rare opportunity to acquire land in this location.

Agent's Notes

1. There will be a right of way over the area shown coloured brown on the plan, subject to a 50% maintenance liability.
2. Any development on the land will be subject to obtaining the landowner's consent. Full details of the access and covenant position available from Kivells' Liskeard office.

Directions

Please refer to the Location Plan included within these particulars, with the land identified by a Kivells 'For Sale' board.

What3Words

bounded.harsh.durations

Viewings

Strictly by prior appointment with the Selling Agent, Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE.

T: 01579 345543. or 07879 640970.

E: mark.bunt@kivells.com

Contact Us

Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE. Tel: 01579 345543. Email: mark.bunt@kivells.com.

Location and Land Plans

Not to scale and for identification purposes only.



Other Information

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on Ordnance Survey extracts and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Tenure

Freehold with vacant possession upon completion.

Services

There are no services connected to the land.





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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard,
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