



THE PADDOCK
O.I.R.O £15,000

Level Paddock Close to Launceston, approx 0.9 Acres
LAUNCESTON

MILLER TOWN & COUNTRY
exp UK



- » Level Pony Paddock
- » River Borders
- » Good Road Access
- » Close to Launceston and A30 Corridor
- » Easy Access to Out Riding
- » Approximately 0.9 Acres

The Property

Approaching one acre, this pasture, could be ideal as a pony paddock, situated just a short drive from Launceston town and offering access to a number of quiet country lanes, ideal for out riding. The land is very gently sloping bordering, one side of the River Kensey. The land could be ideal for livestock such as a few sheep, goats or alpacas, or just a wonderful quiet site, where one can run the dogs while listening to the river running past, or simply unwind and get away from the hustle and bustle of everyday life.

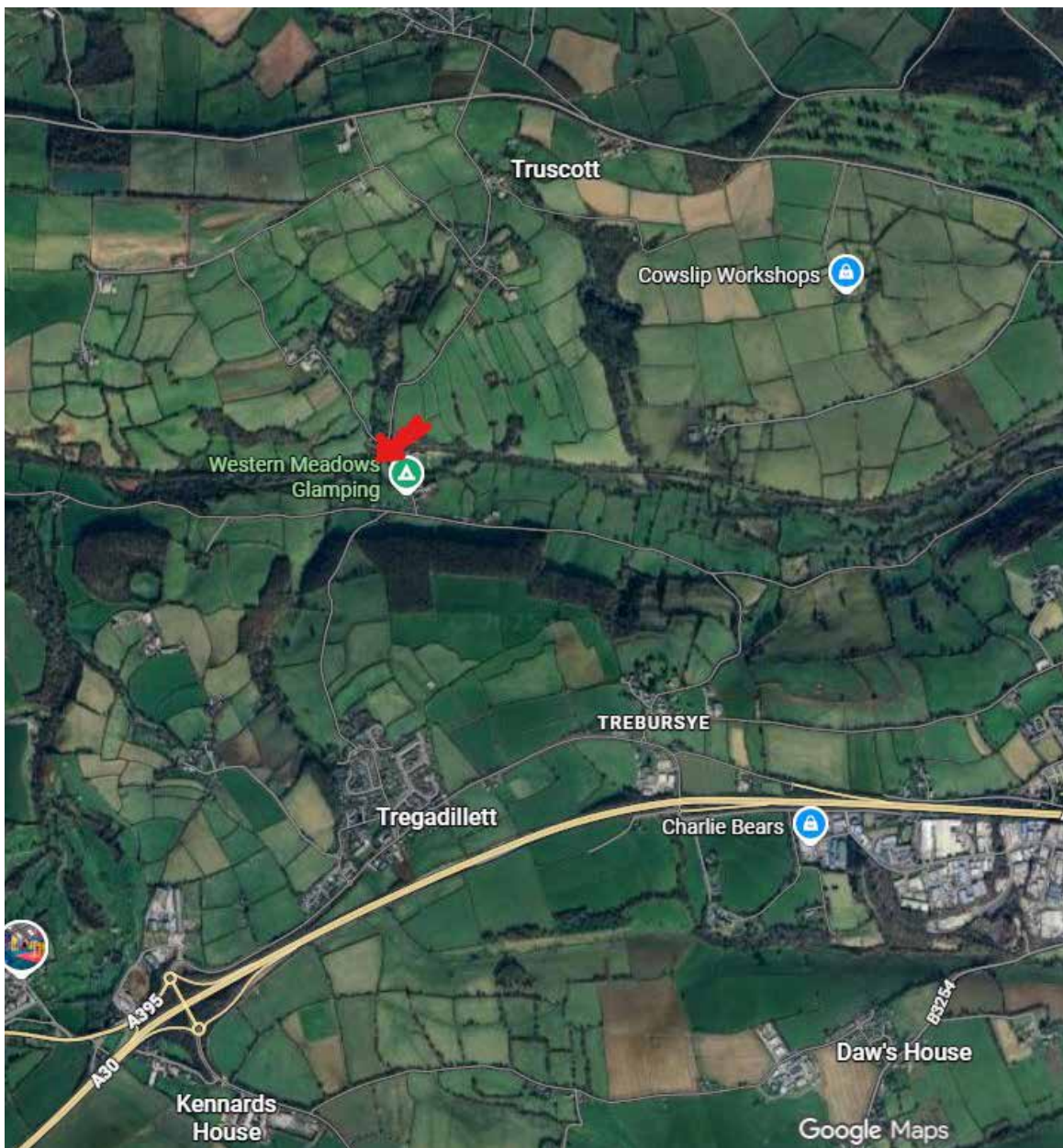
Location

Located just over two and a half miles from Launceston and within easy reach of the villages of Tregadillett and Egloskerry, as well as the A30 corridor

Agents Note: We understand the land totals approximately 0.9 acres







KEY INFORMATION

-  Utilities: No utilities currently active
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: Lower part of field in flood plain
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known



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VIEWING:

Strictly through the vendor's sole agents
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