STAGS

Land at South Hill Road , Callington, Cornwall PL17 7LH

Approximately 10 acres of grassland across three field parcels on the edge of Callington.

Callington 1.4 miles - Launceston / A30 10 miles - Plymouth 12.5 miles

• For sale by private treaty • Approximately 10.29 acres (4.12 ha) in all • Direct road access • Suitable for mowing and grazing • Former agricultural barn • Excellent nearby road links • Freehold with Vacant Possession

Guide Price £125,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is located directly off South Hill Road, on the western edge of the town of Callington in East Cornwall. Callington provides a host of local amenities including a health centre, a range of supermarkets and independent shops, cafes and restaurants and a secondary and primary school. The Duchy College is located just outside of the town which offers a variety of agricultural and vocational courses.

The A388 provides direct access to the larger town of Launceston (10 miles) to the north and Plymouth (16 miles) to the southeast. The A30 is located approximately 10 miles away and links directly to Exeter and Dartmoor.

DESCRIPTION

The land extends to approximately 10.29 acres (4.12 ha) of permanent grassland across three enclosures, there is a smaller paddock directly off the road which leads into two larger fields. The land is well enclosed by a combination of mature hedgerows and post and wire fencing. Access is taken directly from the adjoining highway (South Hill Road) and an internal track provides good internal access. There is a dilapidated corrugated sheet building located in the second field parcel which may provide a useful footprint for reinstatement.

The land is identified as grade 3 according to the Natural England Provisional Land Classification Maps. The soils may be described as freely draining slightly acid loamy soils, suitable for a range of spring and autumn sown crops with a long grazing season under grass.

METHOD OF SALE

The land is offered for by private treaty.

ACCESS

Direct access from the public highway.

SERVICES

No mains services are connected. Prospective purchasers should satisfy themselves as to the availability of any future connections.

TENURE & POSSESSION

Freehold with vacant possession on completion.

OVERAGE

We understand the land is subject to an overage provision benefitting a third party from a 2023 transfer. The terms this provision are 25% of any uplift in value as a result of planning consent or development for a period of 21 years (Ending 2044). Further details are available from the selling agent.

DESIGNATIONS & LAND MANAGEMENT
The land is not subject to any environmental schemes.

SPORTING & MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES, EASEMENTS & 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. No public rights of way cross the land.

PLANS & BOUNDARY FENCES
A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING
By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

DIRECTIONS
From Fore Street in Callington, turn left onto Back Lane / Launceston Road and follow the road for appoximately 0.4 miles. Turn left onto South Hill Road and follow the road for approximately 1 mile and the land will be found on the right hand side identified by the Stags for sale board.

What3words - ///fools.represent.trap (access gateway) ///river.appraised.credit

DISCLAIMER
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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.

RESTRICTIVE COVENANT
We understand that the Property is sold subject to a restrictive covenant preventing any act or thing being done on the Property which causes or may become a nuisance, annoyance, damage or disturbance to the owner or occupier of the Retained Land. Further details are available from the selling agents.

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