

3.73 Acres of Land North of Higher Menadue Farm, Bugle, St Austell, PL26 8RW



A single field enclosure with road access suitable for a range of uses. Grazed for many years by cattle. Further 38.11 acres of land adjacent additionally available.

Guide Price: £75,000 Freehold

01872 272722

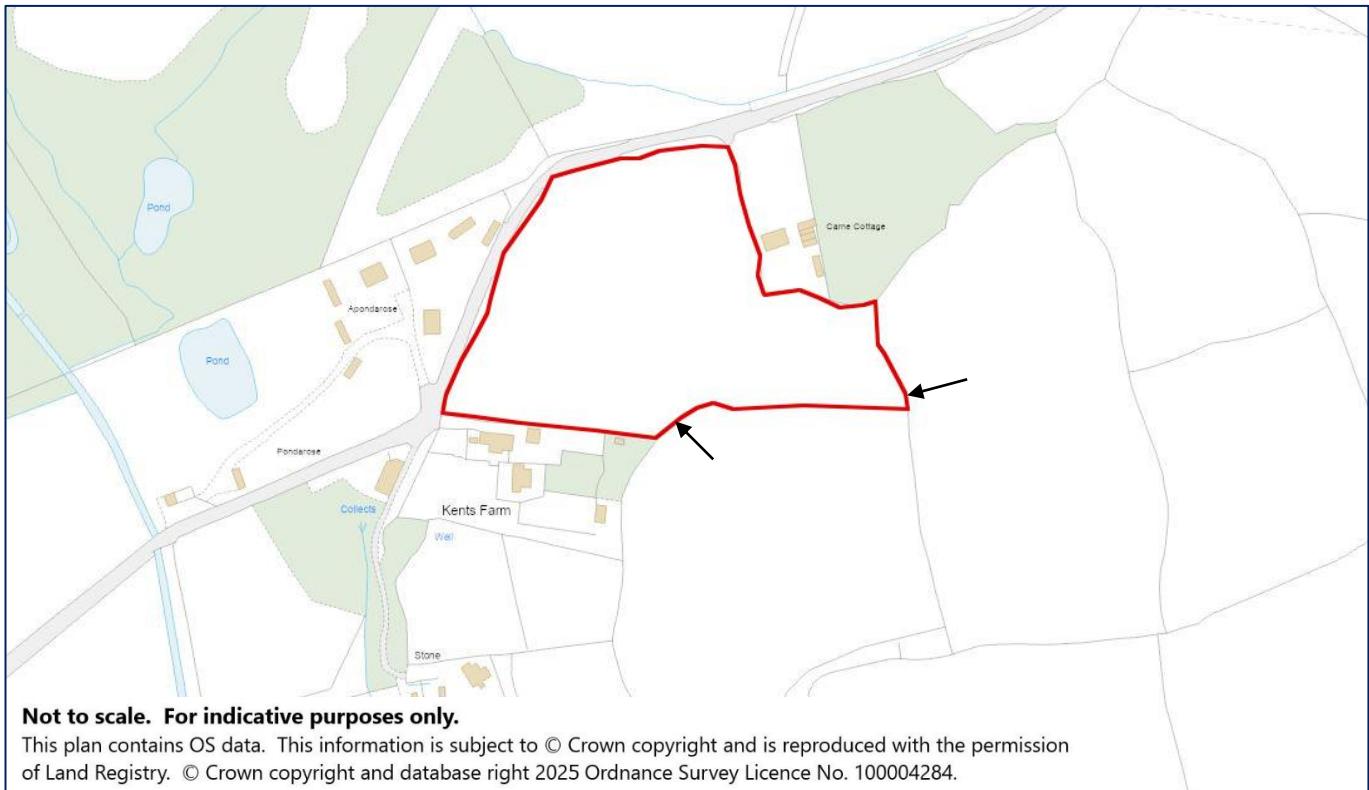
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

A single field enclosure which is gently sloping in topography with natural hedge boundaries. There is vehicular access from the minor country road to the north, though the gateway is now a little overgrown. Approximately 3.73 acres in all.

The land is currently let to a local farmer for cattle grazing, but the letting will cease upon completion and vacant possession will be offered.



Adjacent there is a further 38.11 acres of land additionally available through Lodge & Thomas.

N.B. It will be a condition of sale that the purchaser will be responsible for filling in two openings into the adjacent land (indicative locations shown on the plan by arrows) within six months of completion.

Services

None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

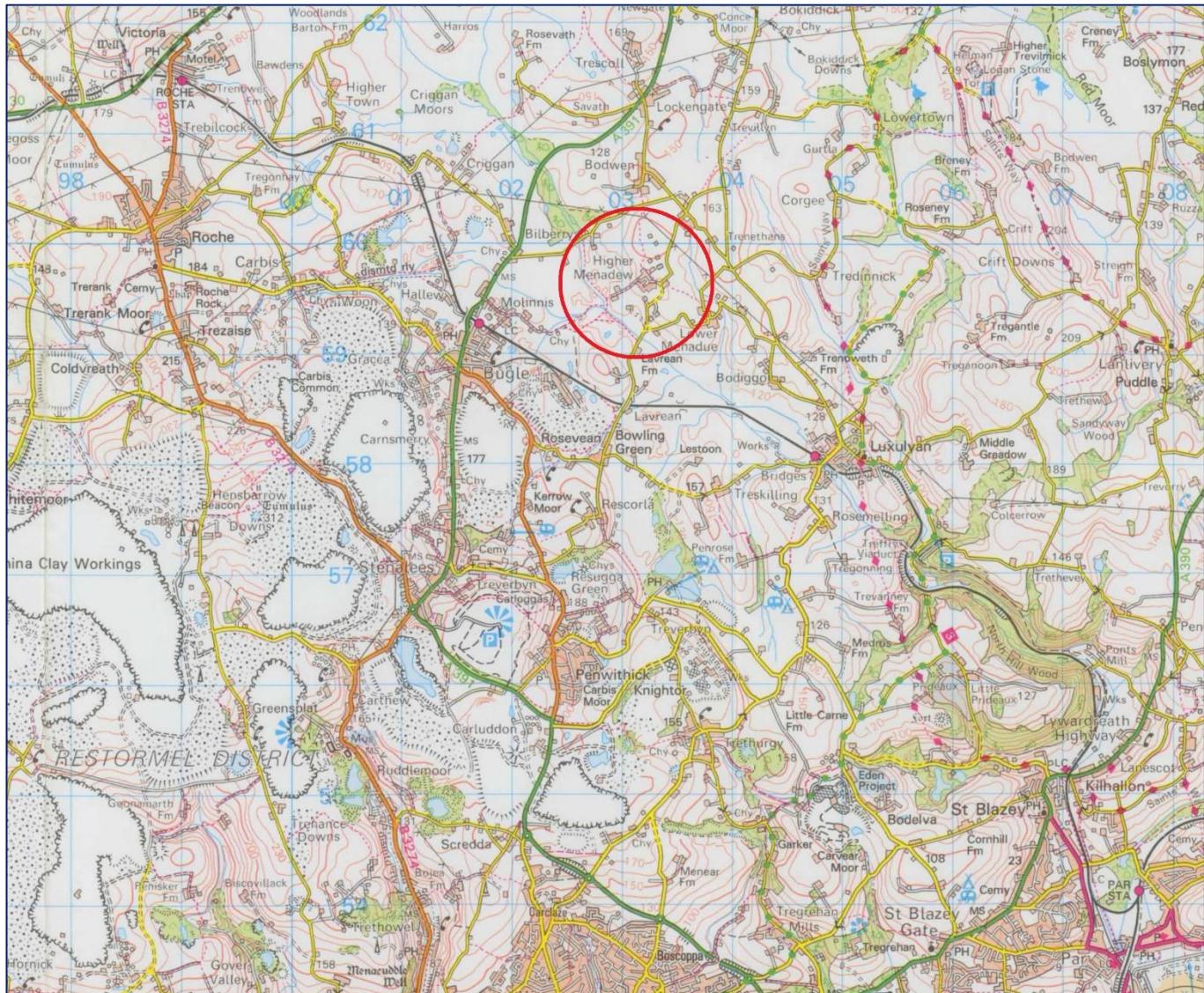
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the land being offered for sale.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land is situated on the very outskirts of Bodwen, a small hamlet just two miles from the A30 and just 1/2 a mile from the A391 to St Austell. The villages of Bugle, Roche, Stenalees, Luxulyan and Lanivet are all within easy reach whilst Bodmin and St Austell are 5 and 6 miles distant respectively.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. We politely request that no dogs are to be taken onto the land as there is livestock grazing. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

Proceeding along the A391 in a southerly direction from the A30 towards Bugle, take the left hand turning signposted Bodwen, Ebenezer and Luxulyan. Continue through Bodwen and on leaving the hamlet turn right into Minorca Lane, continue along Minorca Lane for approximately half a mile before the gate into the field will be found on the left hand side, identified by a Lodge & Thomas for sale board.

what3words///blasted.dandelions.glimmers