



Land at Trewidland

**13 ACRES OF PASTURE AND WOODLAND ON THE OUTSKIRTS OF
TREWIDLAND WITH GOOD PRIVATE ROAD ACCESS**

FOR SALE BY PRIVATE TREATY

Guide: £130,000

DESCRIPTION

Jefferys are pleased to market this block of land providing good grazing with amenity woodland as part of the sale proposal.

The land comprises approximately 12.99 acres (5.26 hectares) of gently sloping and sloping pasture land in two main enclosures. In addition, there are parcels of woodland within the sloping field providing useful shelter as well as an amenity source of wood. There is good road access directly off the public road.

The access roads are shown coloured.

The yellow access will be retained by the owners with the buyers, successors in title and other neighbours having rights of way over it. Each user will contribute towards maintenance in accordance with usage.

The green access does not belong to the property but there are appropriate access rights over it for the purchaser to use.

South West Water have access over the purple land which also forms part of the sale area.

The land is all bounded by Cornish hedges and livestock fences in places.

LOCATION

The land is positioned in a rural location on the edge of Trewidland conveniently placed for easy access to Looe, Liskeard and the main A38 roadway.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only.

SERVICES

Mains water is understood to be available nearby. Natural water borders the north western boundary.

TENURE

The property is freehold and will be offered with vacant possession upon completion.

WHAT3WORDS

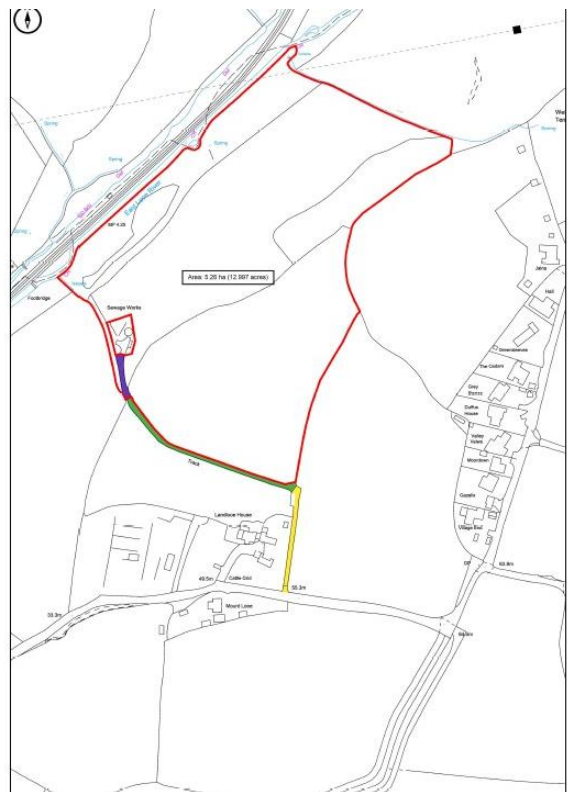
Community.press.already

DIRECTIONS

From Liskeard proceed along the A38 towards Trerulefoot. Take the turning for Looe at the Horningtops junction. Proceed along this road for approximately 1 mile and turn right towards Trewidland. Continue into the village and upon exiting the village, head around the right hand bend. After approximately 50m there is a lane on the right which is where the land is accessed from.

VIEWING

Strictly by prior appointment with the vendors agents
– tel: 01579-342400



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