



Land at Trethew

Lanlivery, Bodmin, Cornwall, PL30 5BZ

About 19.31 acres for sale by Private Treaty

KIVELLS

Land at Trethew

Lanlivery, Bodmin, Cornwall, PL30 5BZ

A productive run of good-quality pasture land in one substantial enclosure.

- Productive pasture land
- Good quality grazing and mowing land
- Well located just west of Lanlivery
- Freehold with vacant possession available
- In all about 19.31 acres

Guide Price £210,000



Situation

The Land at Trethew is situated in a convenient rural location just to the west of the popular village of Lanlivery, enjoying easy access to the surrounding countryside and local road network. The nearby village offers a range of everyday amenities, while the larger towns of St Austell, Lostwithiel and Bodmin are all within easy reach, providing a wider selection of shopping, educational and commercial facilities.

Description

Extending to approximately **19.31 acres (7.82 hectares)**, the Land at Trethew comprises a substantial single enclosure of productive pasture. Forming an excellent off-lying block, its shape and practical layout allow for efficient management, making it an ideal addition to an existing farming enterprise. The land is particularly well suited to those seeking additional grazing and fodder land, whilst also offering potential for equestrian, conservation or amenity use, subject to any necessary consents.

The pasture consistently produces good-quality grass, making it well suited to livestock grazing and fodder production. The land comprises freely draining acid loamy soils over rock, and being well maintained and versatile, is capable of supporting a range of farming enterprises. The field is enclosed by established boundaries, creating a practical and easily managed parcel. Access is provided via an unrestricted right of way, shown hatched brown on the sale plan, allowing convenient access for agricultural vehicles, machinery and livestock movements.



Other Information

Tenure: The land is freehold with vacant possession upon completion.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

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 agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Photographs: June 26

Local Authority: Cornwall Council, Truro.

Services

A water supply is available (for livestock only) by separate negotiation.

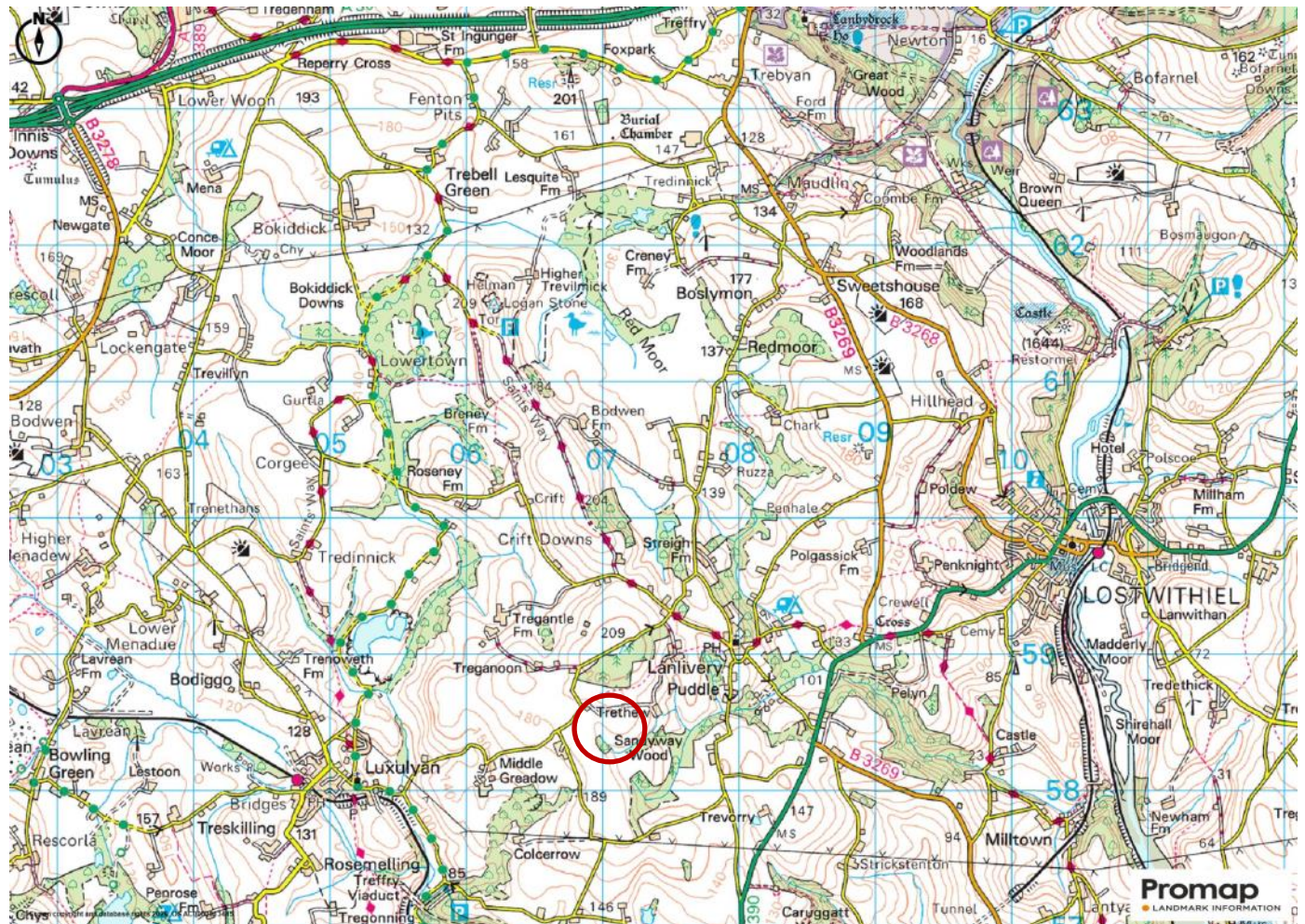
Directions

Postcode ~ PL39 5BZ

What3words ~ ///scarred.clumped.owes

Viewings

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.



Land at Trethew, Lanlivery
Plan not to scale and for identification purposes only)





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