



Land at Little Petherick

St Issey, Wadebridge, Cornwall, PL27 7QS

Just over 2 acres in a stunning setting.

KIVELLS

Land at Little Petherick, St Issey, Wadebridge, PL27 7QS

A pretty creek side field of just over 2 acres. Level pasture with a steeper wooded bank boundary.

Stunning setting not far from the North Cornish coast.

Guide Price £75,000

Situation

In a stunning creek side setting, the land at Little Petherick sits on the northern edge of this pretty hamlet and has wonderful views across the inlet to the estuary and beyond. The towns of Padstow and Wadebridge are two and six miles respectively.

The north Cornish coastline with its choice of sandy surfing beaches and quaint harbours is only a stones throw away. The immediate area has superb walks via The Saints Way, which also joins the Camel Trail, and allows access to both the towns of Padstow and Wadebridge and on to Bodmin.

Padstow, renowned for its famous chefs and attractive harbour setting offers a good range of day to day amenities. The cathedral city of Truro, with its wider range of shopping, places to eat and things to do, is a thirty five minute drive to the south west.

Description

The Land at Little Petherick represents a fantastic opportunity to acquire a small parcel of land in a sought after creek side location, which benefits from stunning views up the valley and over Little Petherick Creek.

Extending in all to some **2.21 acres (0.89 hectares)** the land comprises a pretty level pasture field with a bank of steeper woodland on its eastern boundary. It is enclosed within a mixture of post and wire fencing and natural hedge banks.

Access is off the parish road, which runs through the hamlet and a right of way shown on the plan included in this brochure.

Uplift Clause

The property will be sold subject to an uplift clause of 25% over a 25 year period whereby the current Vendor's will receive any increase in value upon the grant of planning permission for any new residential, development. Full details are available in the auction pack.

Important Information

Services: There are NO mains services connected, however they may be in the vicinity. Prospective buyers must make their own enquiries as to connection and cost of same.

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 to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Local Authority: Cornwall Council, Truro.

Tenure: Freehold.

Land Plans: The plans included are for identification purposes only and not to scale.

Directions

Postcode = PL27 7QS. **What3words =** ///reckons.patrolled.collect

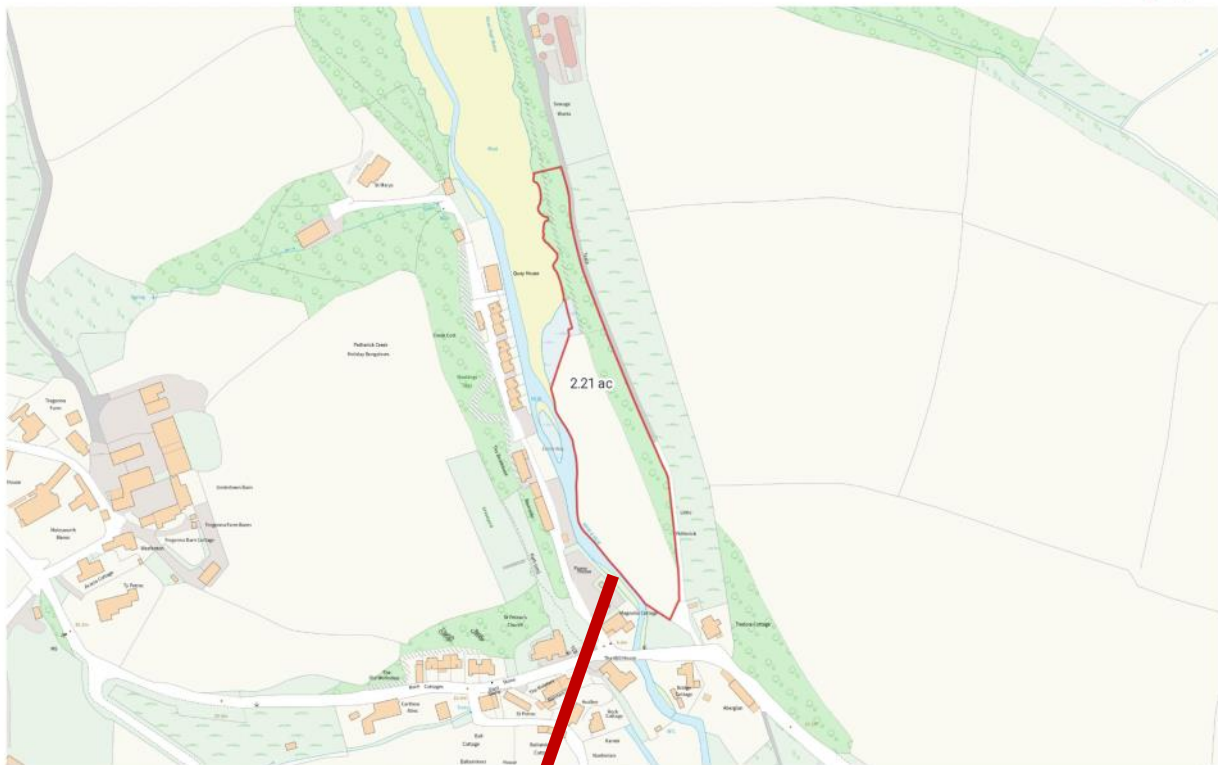
Viewings

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.

Contact Us

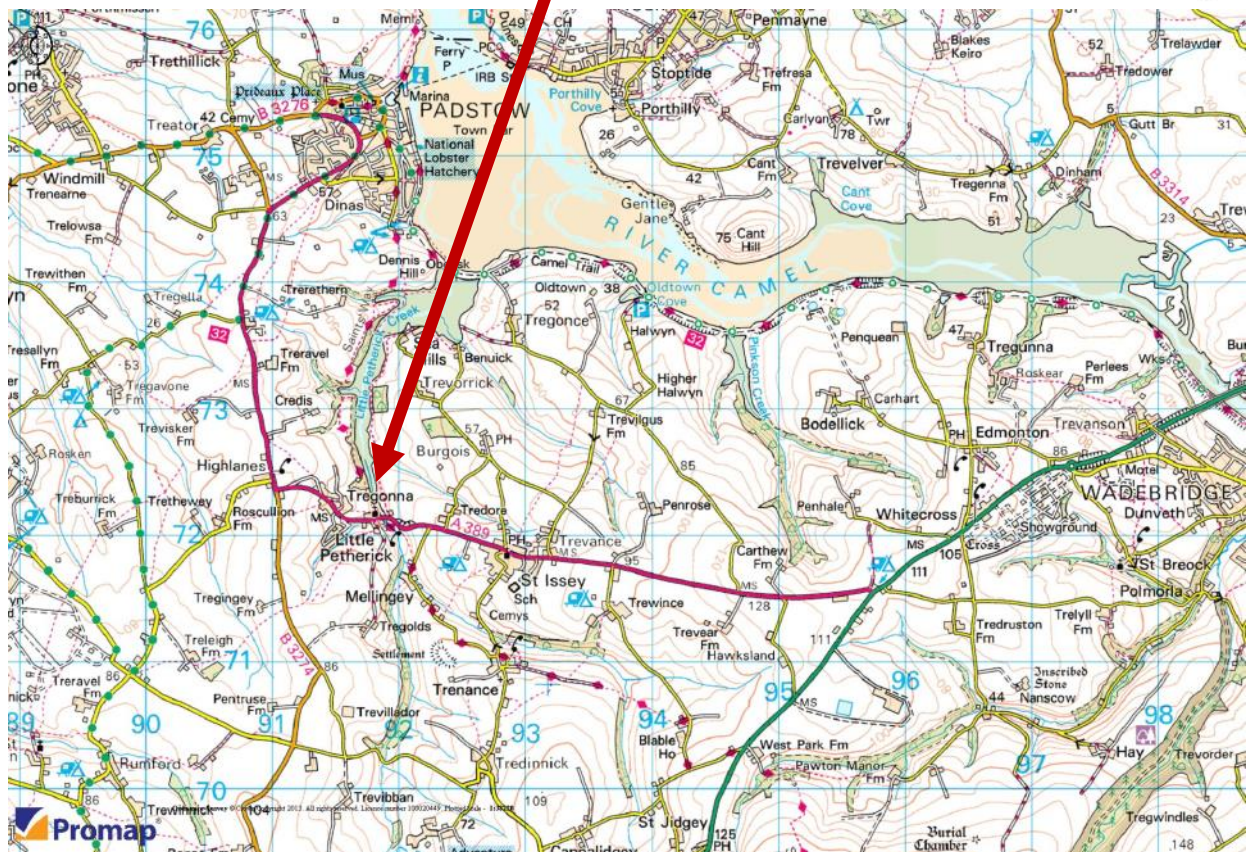
Please call Kivells Farms & Land Department. Phone: **01409 259547** or Email: **farms@kivells.com**.





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Scale 1:2500 (at A4)



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