



Land known as Three Corner Field
Whiteley, Lifton, PL16 0HD

3 Acre field in a rural yet convenient location.



Land known as Three Corner Field

Whiteley, Lifton, PL16 0HD

- Attractive gently sloping paddock, ideal for equestrian use.
- Timber stable (on skids).
- Far reaching views.
- Convenient location, not far from the village
- For sale by Private Treaty

Guide Price £50,000

Situation

Three Corner Field can be found about 1¼ miles south-east of the busy village of Lifton which has a good range of amenities such as a Post Office/Stores, Public House, Hotel and popular Farm Shop.

Roadford Lake, a man-made reservoir is a short distance away and is extremely popular with water sport enthusiasts, walkers, cyclists, and those who just enjoy the peaceful surroundings.

The A30 trunk road is just under 3 miles away and provides a fast link to the market town of Launceston with its wide range of shops, banks and professional services. Heading east, it leads to the cathedral city of Exeter with its wider range of shops, mainline railway station, bus terminal and regional airport.

Description

Extending to approximately **3.00 acres (1.21 hectares)**, the land known as Three Corner Field comprises a gently sloping triangular shaped pasture paddock, enclosed within natural hedge bank boundaries.

Access is from the adjoining main road which in turn leads to a hard core area and a mobile timber stable. Although there is no water connected, rainwater could be harvested from the rooftop.

There are super far reaching views over surrounding countryside and back to the village of Lifton.



Method of sale

The land will be offered for sale by Private Treaty.

Tenure

Freehold with vacant possession upon completion.

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 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 agents whose decision acting as the experts shall be final.

Local Authority

West Devon Borough Council.

Services

There are no services connected, however we understand the seller has an agreement to connect to a mains water supply across the road. Prospective buyers must make their own enquiries as to connection and cost of same.

Directions

Postcode = PL16 0HD

What3words = ///look.stage.bookshelf

Viewing

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

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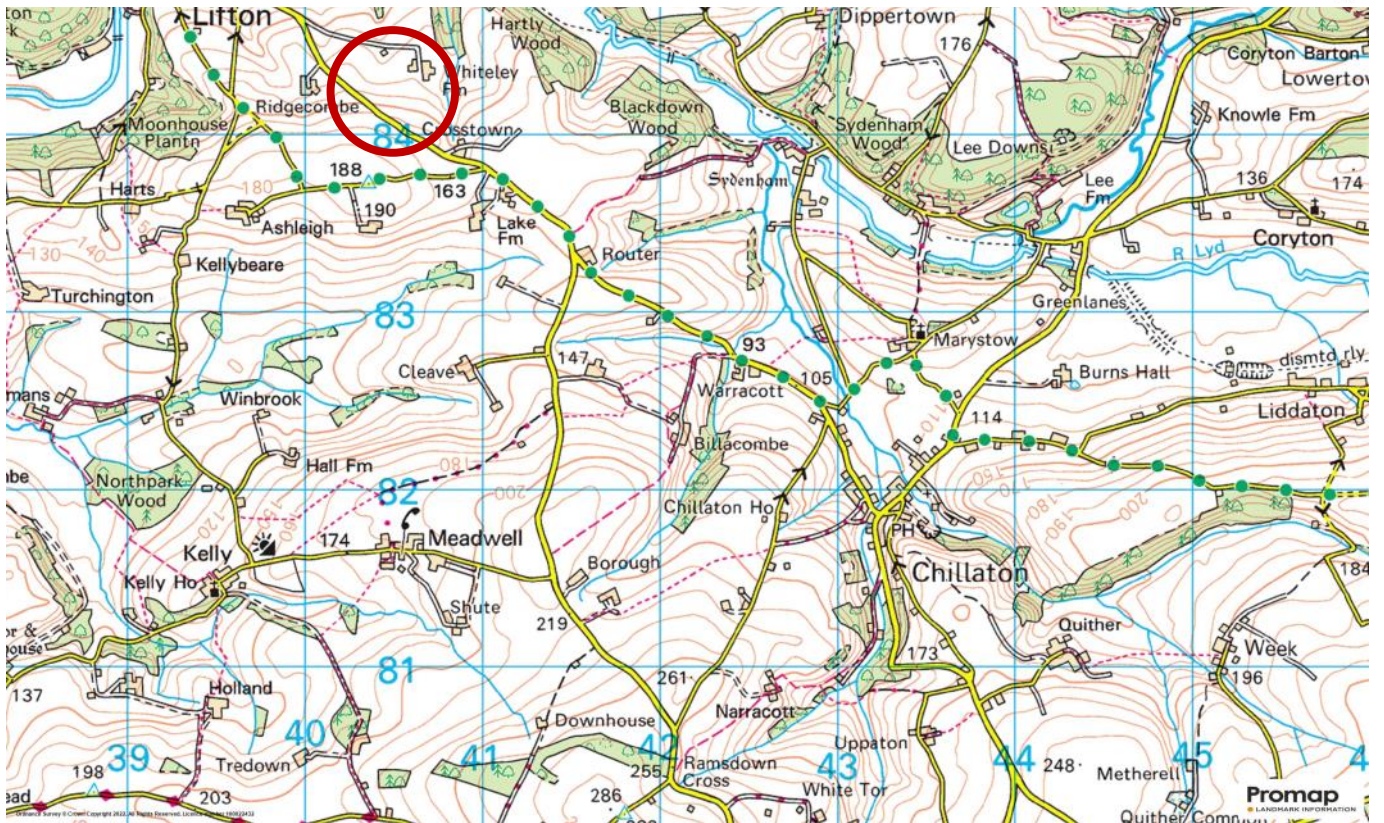
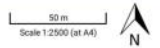


Three Corner Field ~ Land Plan

Not to scale and for identification purposes only.



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