



LAND AT TREWIDLAND

**13.62 ACRES OF PRODUCTIVE LAND WITH PRIVATE TRACK
OFF THE PARISH ROAD. PLANNING PERMISSION IS IN
PLACE FOR A FARM BUILDING.
FOR SALE BY PRIVATE TREATY**

Guide: £120,000

Land at Trewidland Liskeard Cornwall

GUIDE PRICE: £120,000.

13.62 acres of pasture land on the edge of the village.

The land is mostly gently sloping and laid to pasture. A natural water supply is available to the south. A track has been formed along the western boundary to provide good access. The track will be fenced with post and rail fencing with an adjoining land owner have rights of way subject to contributing toward maintenance.

Planning permission has been granted for a 120 x 50 farm building in the southern field. A site has partially been levelled in readiness. Further information is available from the Agents or by planning application PA21/06544.

Further land is available nearby by separate negotiation.

SCHEDULE

SX2559 2615 13.62 acres

Total 13.62 acres/ 5.51 ha excluding the track

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.

ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

The Entitlements are not part of the sale.

SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present.

However, a natural water supply is available in the form of a stream along the southern boundary.

TENURE

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

WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

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. The land is shown edged red on the attached plan.

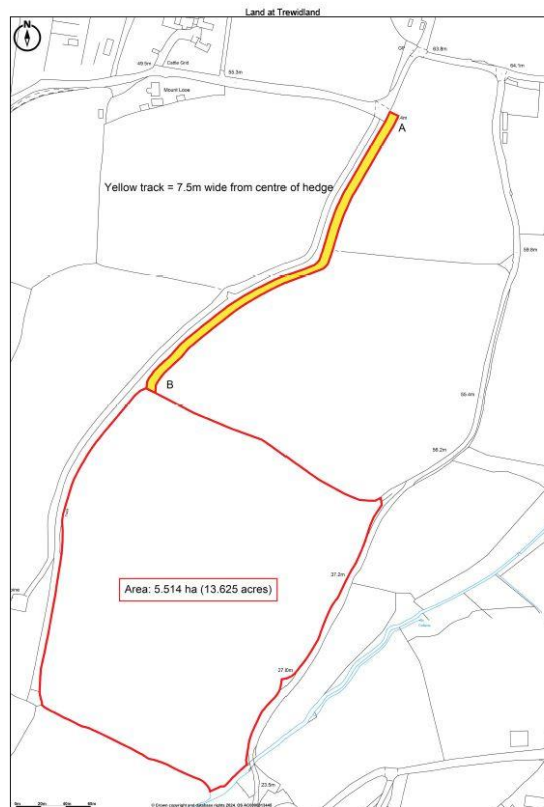
VIEWING

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

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, the land will be found in front of you. Proceed along the yellow track to the southern field.

WHAT3WORDS – Headboard, Sudden Sticking



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