



Land at East Taphouse , Liskeard, PL14 4NL

About 25.18 Acres of productive grassland with road frontage

A39 3 miles - Liskeard 5.5 miles- Bodmin 9 miles - Plymouth 24 miles.

- Lot 1 – 16.42 acres of grassland
- Lot 2 – 3.87 acres of grassland
- Lot 3 – 3.40 acres of grassland
- For sale by private treaty
- Available as a whole or in lots
- Freehold

Guide Price £280,000

01566 774999 | launceston@stags.co.uk

SITUATION

Situated on the edge of the small village of East Taphouse. The land has good road links to the A390 which links to the A38 at Dobwalls. A comprehensive range of amenities can be found at Liskeard, some 5.5 miles distance, with shops, supermarkets, doctors, dentists and veterinary services and a good leisure centre. The land is in a central location for Cornwall, with good access links to the rest of the county.

GENERAL DESCRIPTION

The land in all extends to 25.18 acres and comprises of level and gently sloping grassland, suitable for livestock grazing, grass silage and hay making. The land would be suitable for equestrian uses (STP) or as a smallholding.

LOT 1 – Guide price £175,000

The land extends to approximately 16.42 acres and comprises five level and gently sloping south-facing grassland fields. Road access on the northern boundary.

LOT 2– Guide price £55,000

A single grassland field extending to approximately 3.87 acres.

LOT 3– Guide price £50,000

The land in all extends to approximately 3.40 acres of productive level grassland divided into three fields.

ACCESS

Lot 1 - Direct access onto the public highway.

Lot 2 - A right of way over Lot 3 will be granted to access the public highway.

Lot 3 – Direct access to public highway. Lot 2 will be granted rights of access over Lot 3 to use the gateway. The maintenance of the gateway will be shared 50:50 by Lot 2 and Lot 3.

NEW BOUNDARIES

Lot 1 – Boundary 'A' – 'B' – 'C' will be retained by the vendor who will erect a post and rail fence with stock netting.

Lot 2 and 3 - In the event of Lots 2 and 3 being sold separately, the vendor will erect a new boundary fence for the new accessway between points 'D' to 'E'.

METHOD OF SALE

For sale by private treaty.

TENURE & POSSESSION

The land is held freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

Cornwall Council
www.cornwall.gov.uk



SERVICES

No services connected to the land.

COVENANT

Lots 1, 2 & 3 can only be used for agricultural, forestry and equestrian use only. No buildings to be erected on the land.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

The vendor retains the right of way through Lot 1 to harvest, maintain and replant the woodland located on the eastern boundary of Lot 1. Further details from the agents.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

Please contact Stags Launceston on 01566 774999.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

Lot 1

What 3 words - Aquatic.results.impresses

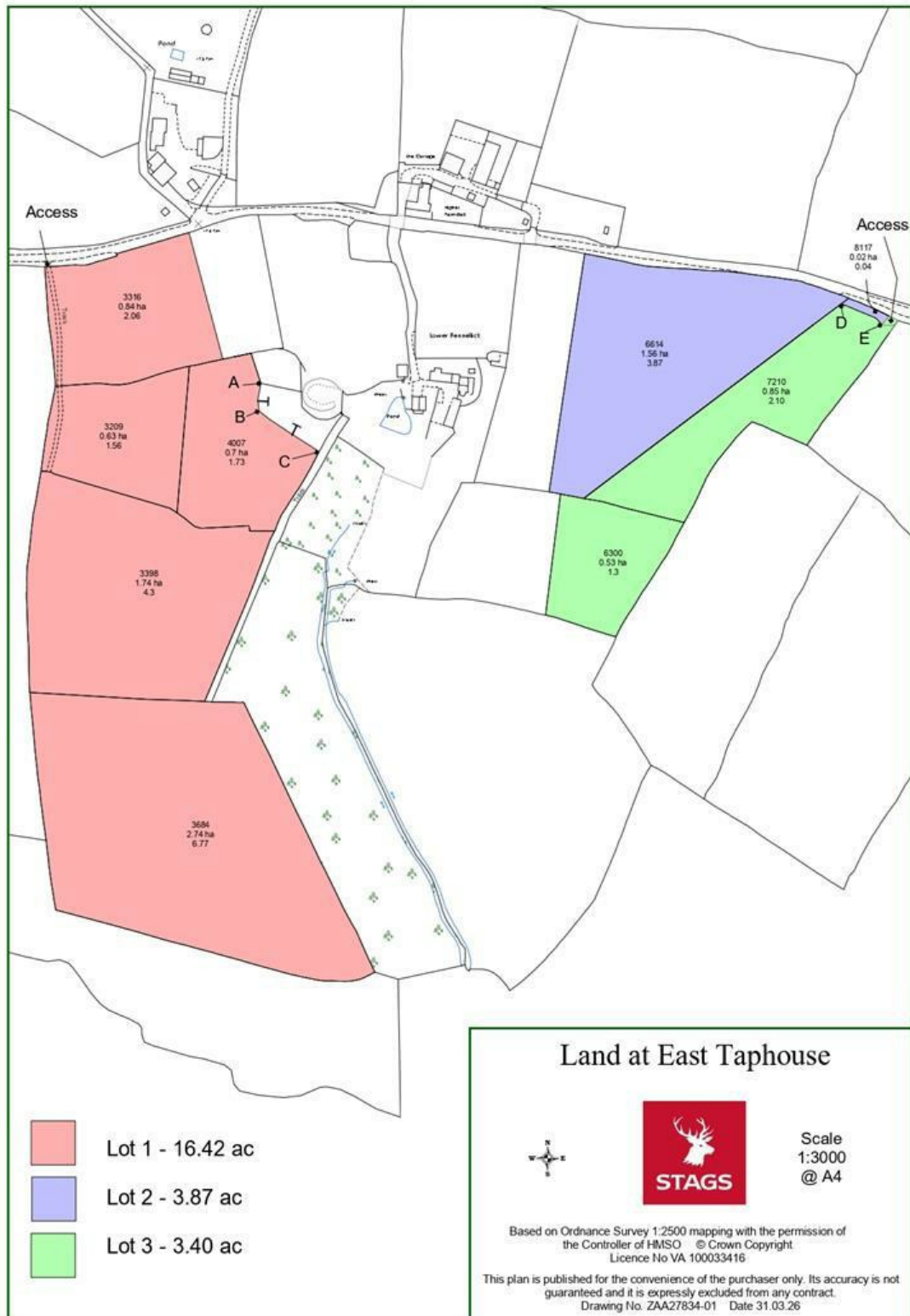
Lots 2 & 3

What 3 words - Crockery.stuns.splashes

WEB FIND REFERENCE

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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