LODGE & THOMAS

ESTABLISHED 1892

8.1 Acres of Land at Retire, Lanivet, Bodmin, Cornwall PL30 5LP







A largely level field of around 8.1 acres, bounded by mature Cornish hedging for security and shelter, which has, to one corner, a wildlife haven in the form of a small triangular shaped copse. Used primarily in recent years for grass, the land is divided by a fence, into two enclosures. The land has direct access onto a Council lane, which makes it easily accessible.

Guide Price: £120,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

Located just outside of the small rural hamlet of Retire, this land is central, yet secluded. It relishes rural peace and privacy but is a little under 2 miles off the A30 and a little over 2 miles west of Lanivet village where there are a variety shops and amenities. The major regional town of Bodmin boasts a larger range of shopping, schooling, health and leisure amenities and is around 4 miles to the east.



Not to scale. For indicative purposes only.
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Agent's Note: The new owners will be required to hedge up the current gated access in to the neighbouring field within 6 months of completion of the purchase.

Services: No mains services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Leave the A30 at the Cornwall Services junction and from the roundabout follow the signs for Ruthernbridge, Withiel and Tremore. Take the first left after leaving the roundabout, signposted Ruthernbridge and Withiel and the next right signposted Withiel and Ruthernbridge. At the next junction turn right signposted Grogley, Ruthernbridge and Tremore. At the next junction, turn sharp left where the field for sale will be found a short way along on the right and side just before a turning into a track where the land for sale will be identified by a Lodge & Thomas for sale board. **what3words**///tutored.arch.delays

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