

## **LAND AT BURLAWN, WADEBRIDGE, CORNWALL, PL27 7LF**



### **FOR SALE BY INFORMAL TENDER**

**A useful block of equestrian/amenity land extending to some 2.8 acres or thereabouts and situated a short distance from Burlawn and approximately two miles from Wadebridge.**

**Tenders to be received in writing on a completed tender form by no later than 12 noon on Friday 28<sup>th</sup> August 2026.**

**GUIDE PRICE: £50,000**

## LOCATION

The land is situated a short distance to the south of the hamlet of Burlawn and approximately two miles south of the town of Wadebridge.

The land is accessed off the public highway and a "For Sale" board is attached to the entrance gate.

St Breock Downs is located a short distance to the south of the land.

The gate location is directly opposite Tregwindles Cottage and is identified by what3words - opponent.cringes.mammoths.

## DESCRIPTION

The land extends to some 2.8 acres (1.13 ha) or thereabouts as shown for identification purposes only on the plan attached to these details.

The land is suited to a variety of uses including equestrian, arable, pasture or amenity use.

At the south-east of the field there is a small area of woodland with a stream running along the boundary.

## ACCESS

Off the public highway.

## SERVICES

Mains water is connected to the land.

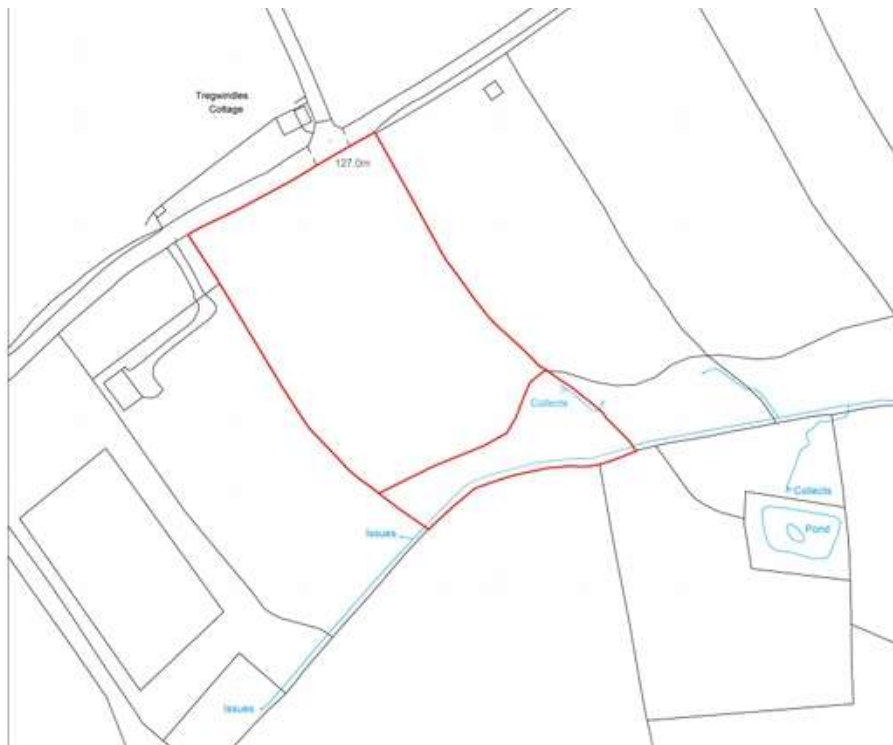
## TENDER

The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP on the Tender Form by no later than 12 noon on Friday 28<sup>th</sup> August 2026. (Note: Please contact the office to request a Tender Form or use the relevant link to download online). The Vendor does not guarantee to accept the highest or indeed any tender submitted.

## VIEWING

The land is available to view at any time. Please respect any grazing livestock etc.

Plan below not to scale



### Lostwithiel

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**Jefferys**