



Land at Higher Troswell ~ Two Lots for Sale by Private Treaty

Troswell, North Petherwin, Launceston, PL15 8NA

KIVELLS

Land at Higher Troswell

Troswell, North Petherwin

Launceston, PL15 8NA

An excellent block of approximately 99½ acres of highly productive grassland, ideally situated in a sought-after and well-regarded farming area.

- ◆ Two blocks of level and gently sloping pasture.
- ◆ Direct parish road frontage and lane access.
- ◆ Natural water supply.
- ◆ Freehold with vacant possession available.
- ◆ **Lot 1:** About 55 acres ~ **Guide £475,000**
- ◆ **Lot 2:** Just over 44½ acres ~ **Guide £400,000**



Lot 1

Situation

The land at Higher Troswell, can be found in the favoured farming parish of North Petherwin, in a rural location, just over 2½ miles from the village of the same name. The nearby village of Whitstone with its village shop/post office, primary school, church and chapel is a ten minute drive.

The land is conveniently located, being close to both Hallworthy and Holsworthy livestock markets, a choice of agricultural and feed merchants, machinery dealerships and large animal veterinary practices. Launceston with its imposing Norman Castle, is 8 miles away and has a wide range of shops, choice of schools and recreational facilities. It also sits next to the main A30 and this provides a fast link to the City of Exeter and the M5 motorway beyond.

Description

Just over **99 ½ acres** of well farmed productive pasture land, which is located in two useful sized blocks sitting to the north and east of the hamlet, the land is in and comprises the following:

LOT 1: Approximately 55.01 acres (22.26 hectares)

[\(Coloured blue on the plan\)](#)

Enjoying convenient access directly from the adjoining parish road along its western boundary, the land comprises an exceptionally productive parcel of free-draining pasture. Predominantly level with areas of only a gentle gradient, the land is arranged in a number of well-proportioned and easily managed fields. The enclosures are defined by established hedge banks, supplemented by good stock-proof fencing, providing a practical and appealing layout for agricultural use. The quality, accessibility and free-draining nature of the ground make this a particularly useful parcel of pasture, capable of supporting a range of farming enterprises.

LOT 2: Approximately 44.53 acres (18.03 ha)

[\(Coloured green on the plan\)](#)

An excellent block of approximately 99½ acres of highly productive grassland, ideally situated within a sought-after and well-regarded farming area. The land benefits from good accessibility, with direct access from the council -maintained road along its southern boundary, together with a right of way over an unadopted lane providing additional access from the north. This run of pasture is gently sloping in nature and is conveniently divided into five useful-sized enclosures, predominantly bounded by traditional natural hedge banks. The fields are of a practical size and layout, making the land well suited to grazing, mowing and general agricultural use.

Other Information

- ◆ **Method Sale:** The land is available as a whole or in two lots as described.
- ◆ **Tenure:** The land is freehold with vacant possession upon completion.
- ◆ **Land & Location Plans:** The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.
- ◆ **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 the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.
- ◆ **Photographs:** Taken September 2026.
- ◆ **Local Authorities:** Cornwall Council.

Services

LOT 1 has a **natural water supply** (stream). *Please note the current mains water supply to this lot will be disconnected.*

LOT 2 has a reliable **spring fed trough**.

No mains electricity is connected to either lot but it maybe in the vicinity. Prospective buyers are urged to make their own enquiries as to connection and cost of same.

Directions

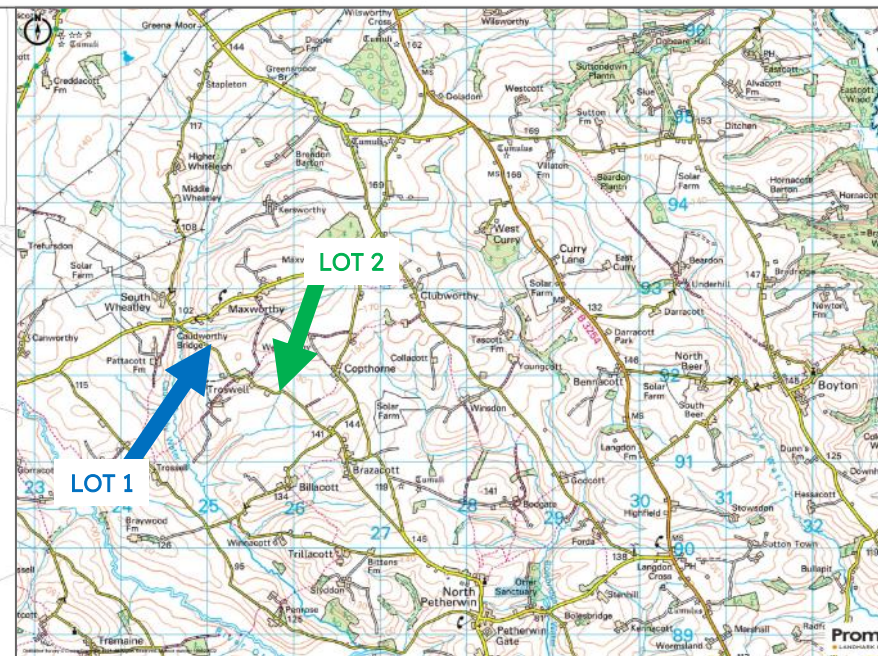
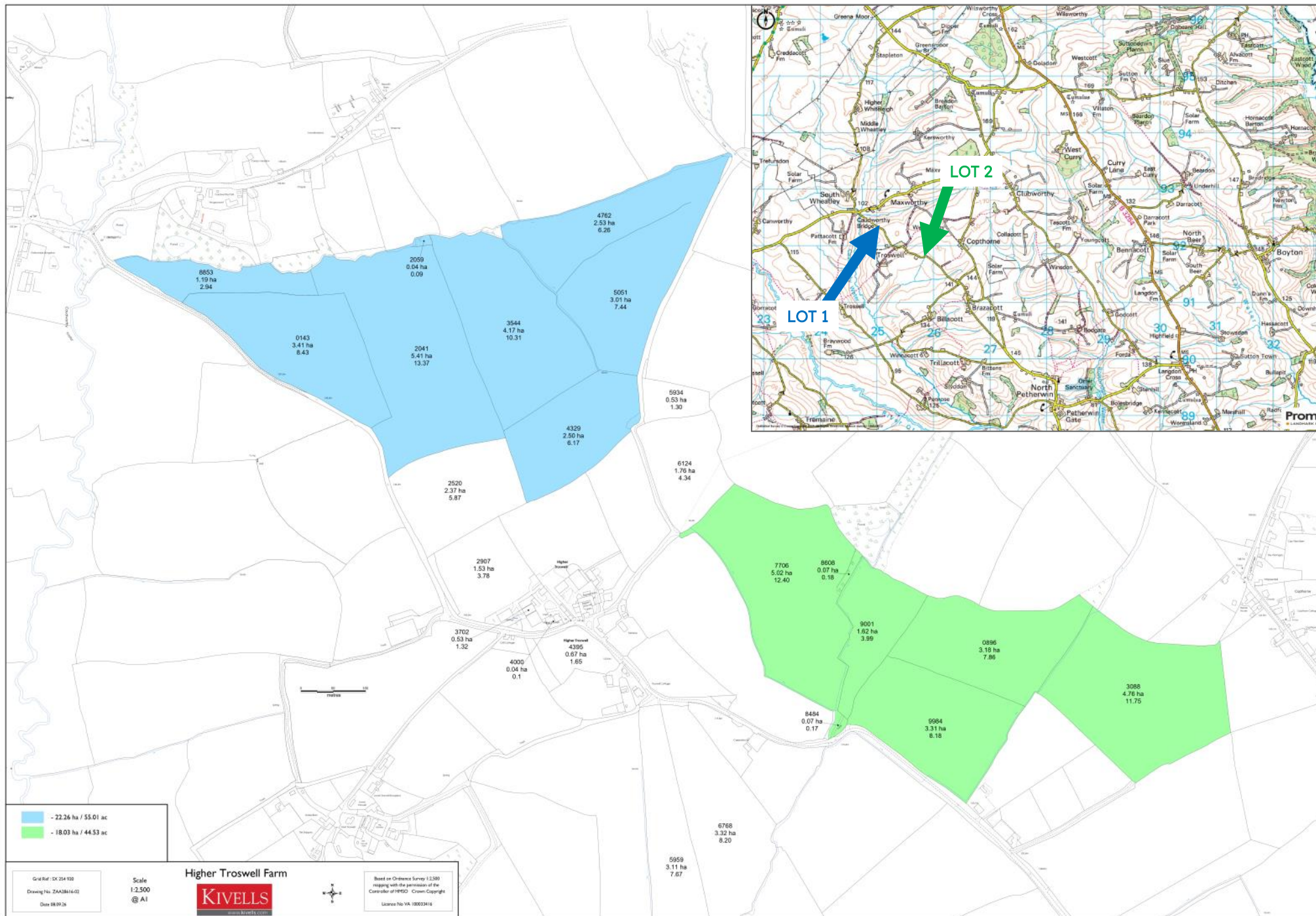
Postcode: PL15 8NA

What3words: LOT 1 = ///moods.likewise.crypt. LOT 2 = ///fussed.square.tastes.

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.







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