



Land to the North of Woodhill



Liskeard 0.5 miles. A38 1.5 miles.
Plymouth 15 miles.

27.67 Acres of productive arable land

- 27.67 Acres (11.20 Hectares)
- Productive Arable Land
- Access directly onto public highway
- Level and gently sloping land
- Freehold
- For sale by private treaty

Guide Price £325,000



SITUATION

Located on the northern side of Liskeard town, the land has good road links to Liskeard, the A38 and the B3254 and the A390. A comprehensive range of amenities can be found at Liskeard, some 0.75 miles distance to the south, with shops, supermarkets, doctors, dentists and veterinary services and a good leisure centre. The land is in a good location for access to South and East Cornwall, with good access links to the rest of the county.

DESCRIPTION – GUIDE PRICE - £325,000

The land in all extends to 27.67 acres and comprises level and gently sloping arable land. The soils are described as free draining loamy soils. The land is currently in a mixed grass ley, which includes plantain, chicory and clover and is farmed in a rotation of grass, spring barley and winter barley. The land has road access on the northeast boundary and is divided into two good sized fields.

ACCESS

Direct access onto the public highway.

METHOD OF SALE

For Sale by private treaty.

TENURE AND POSSESSION

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

SCHEMES

The land is entered into a Sustainable Farming Initiative (SFI) ending March 2027. Holdover may be required to fulfil the management options.

LOCAL AUTHORITY

Cornwall Council www.cornwall.gov.uk

SERVICES

No services connected. Purchasers should satisfy themselves as to the availability of any future connections.

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. A footpath crosses the land, as shown on the sale plan.

PLANS & BOUNDARY FENCES

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.

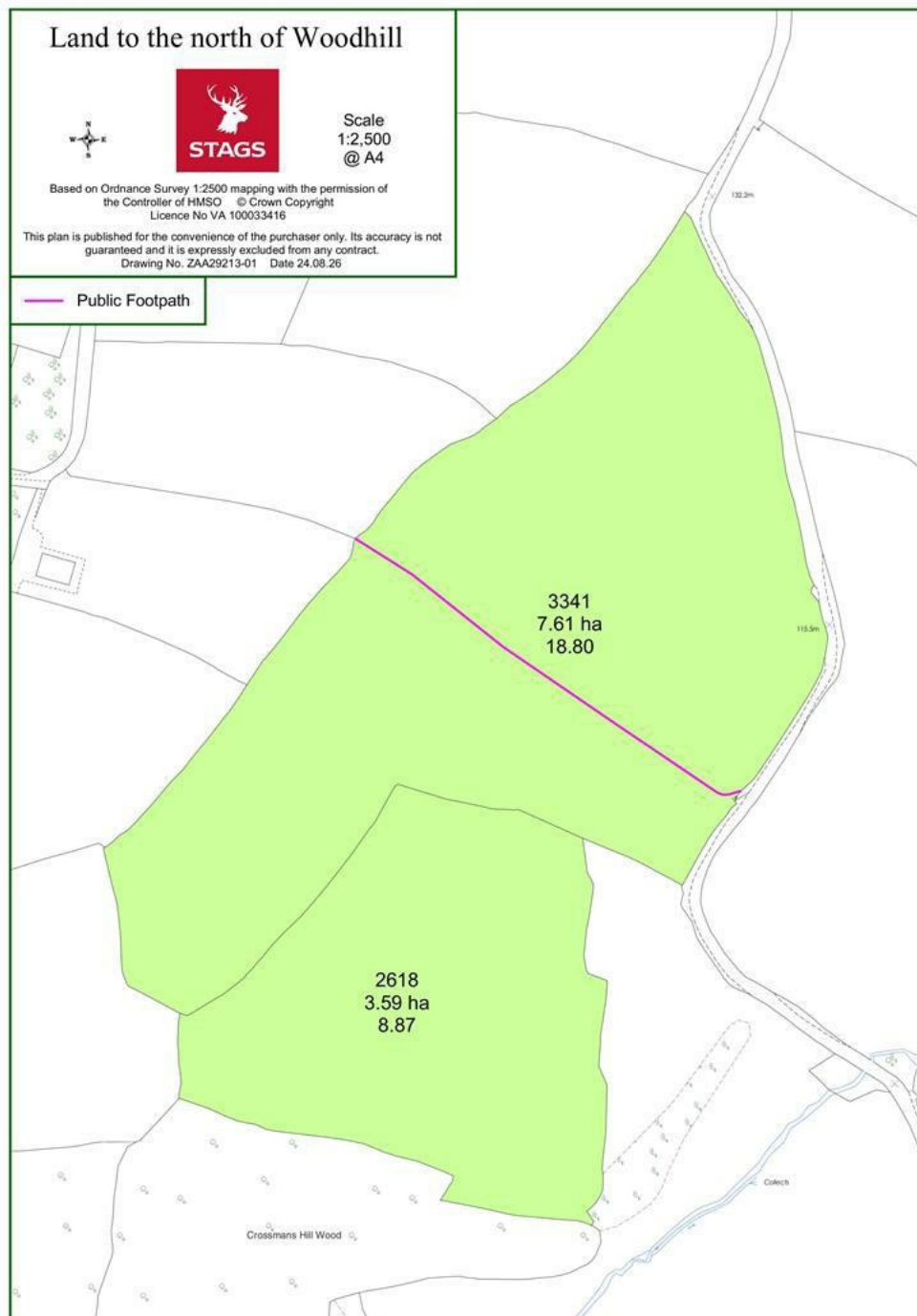
DIRECTIONS

What three words///encounter.voltages.bungalows

DISCLAIMER

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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Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk



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