

Land and Woodland at Tremore Bridge, Lanivet, Bodmin, PL30 5JT

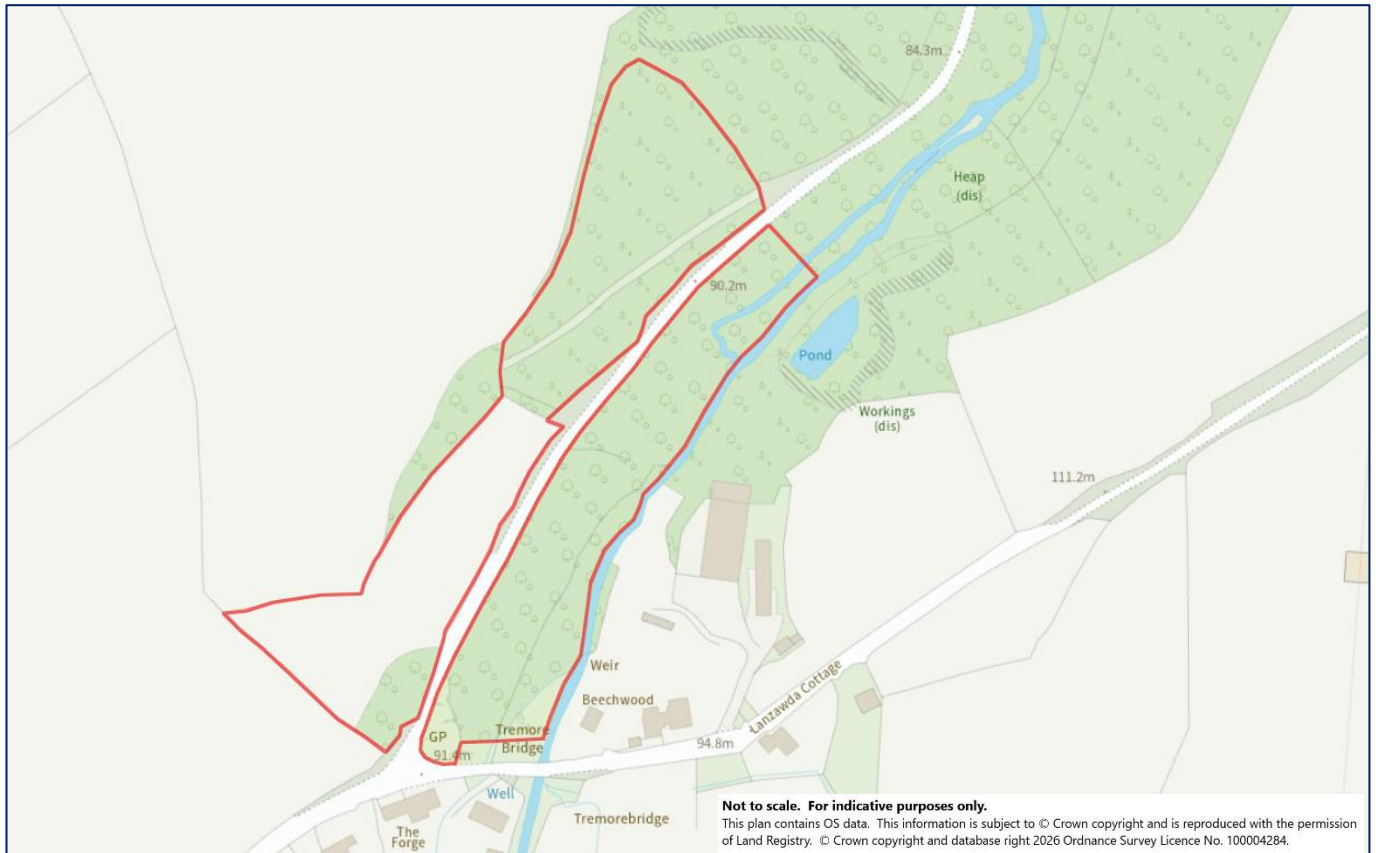


Two parcels of land, straddling a quiet country lane, comprising on one side a 1.2 acre field and 1.3 acres of woodland, and on the opposite side, 1.7 acres of mature woodland, running alongside which is a stream. In more recent years, the field has been used for grazing and slopes in a south-easterly direction down to the road, where there is gated access. Adjoining the field is mature woodland, with further unspoilt woodland running along the opposite side of the road. The land presents itself as a fabulous opportunity for somebody seeking a rural retreat for rest, relaxation, leisure and perhaps either small scale cropping or grazing.

Guide Price: £40,000 Freehold

Location

Located just off the junction in the beautiful Tremore Valley at Tremore Bridge, this land is central yet secluded. Whilst it relishes rural peace and privacy, it is just 2 miles off the A30 and 2 miles west of Lanivet village where there are a variety of shops and amenities. The major regional town of Bodmin boasts a larger range of shopping, schooling, health and leisure amenities and is just 4 miles to the east.



Services: No mains services on site. 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 then the next right signposted Withiel and Ruthernbridge. At the next junction turn right signposted Grogley, Ruthernbridge and Tremore Bridge and follow this road into the hamlet where at the fork in the road, bear left signposted Ruthernbridge. The two parcels of land for sale will be found on the left and right hand side of the road, identified by a Lodge & Thomas For Sale board. **what3words**///increases.manliness.chips