

3.09 Acres of Land off Piggy Lane, Wadebridge, Cornwall PL27 7HP



A level parcel of agricultural land extending to 3.09 acres, with a partial derelict open fronted agricultural building, located within a quarter of a mile of Wadebridge Town Centre.

Guide Price: £75,000 Freehold

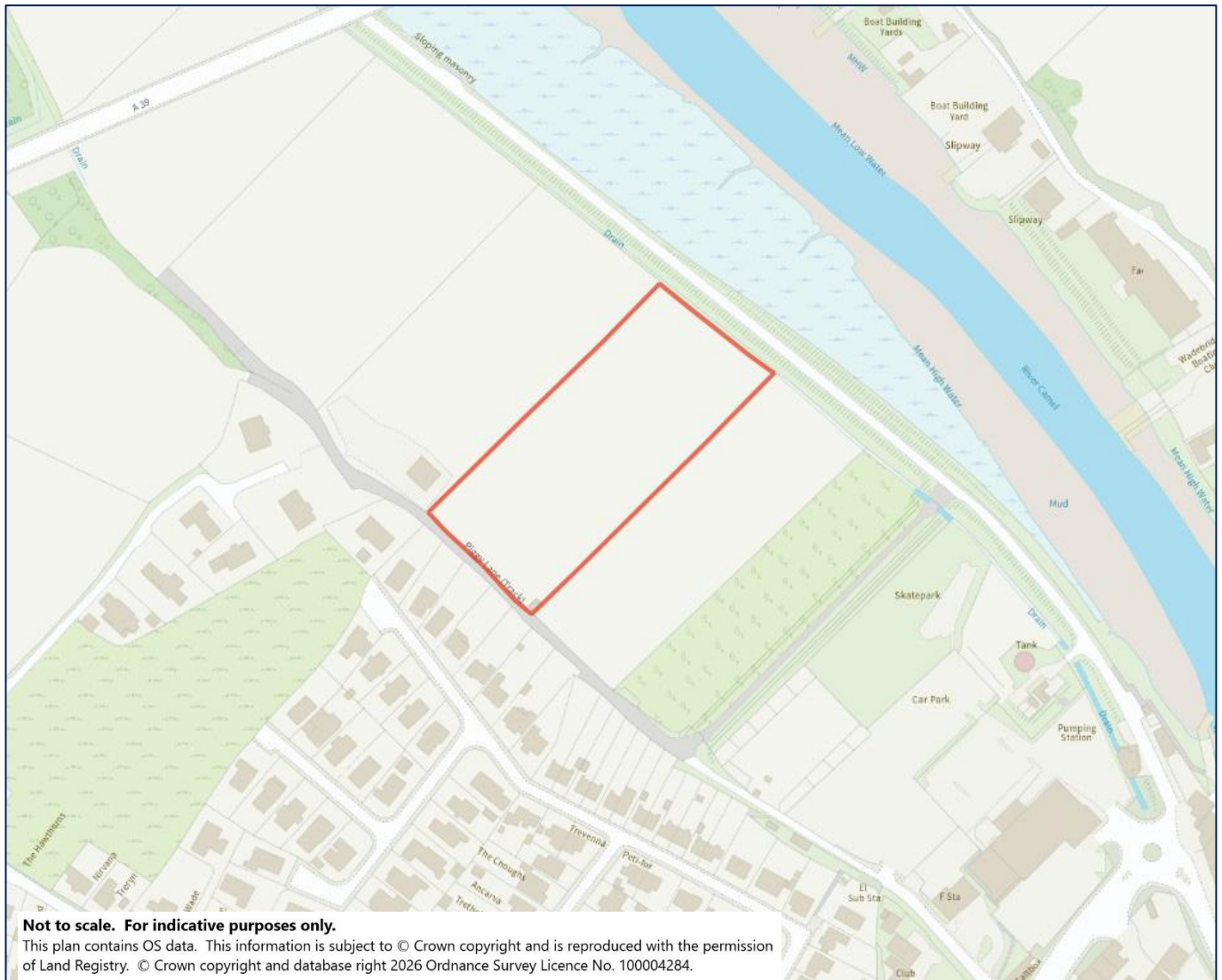
The Land

Situated approximately ¼ mile west of Wadebridge town centre and is accessed off Piggy Lane via a set of galvanised gates and borders the Camel Trail.

The land is laid to pasture, bounded in the main with traditional Cornish hedge banks with mature hedges, providing shelter and shade. The land has been more recently been used to produce forage crops but could be used for agricultural purposes, horse grazing or horticultural purposes.

Within the corner of the field lies an open-fronted barn (6.7m x 4.5m) with stone walls on three sides, in a poor state of repair.





Services

No 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

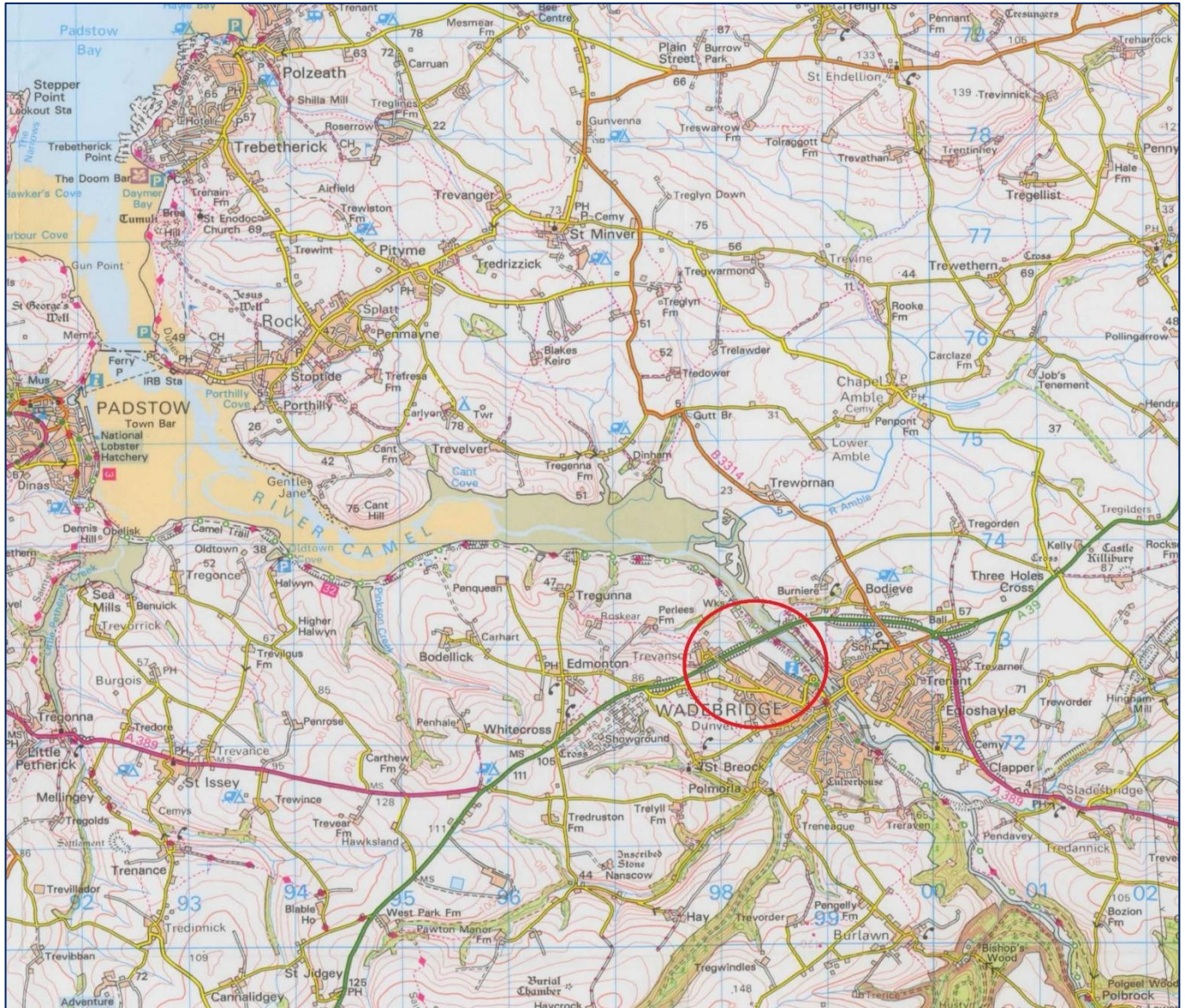
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Location

The land lies on the edge of the old market town of Wadebridge, at the head of the Camel Estuary. Once an important town associated with the maritime trade, it is still a busy town to this day. Its vibrant community is centred on the many and varied shops and businesses within the heart of this town which include well supported businesses and an industrial park. The town straddles the River Camel and the A39 so the villages and towns of Rock, Polzeath, Port Isaac and Bude are nearby. From Wadebridge, one can enjoy easy access onto the former Padstow to Bodmin railway line, now a hugely popular cycle and footpath known as the Camel Trail.



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: From Goldsworthy Way, follow signs to Piggy Lane Car Park. Before the car park entrance, keep straight ahead and the field gate is located 200m on the right.

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