



LAND AT HERODSFOOT

**A SMALL COMPOUND PREVIOUSLY USED FOR A TELECOMMS MAST
WITH TWO CONCRETE PADS AND GRAVELLED AREA FOR SALE BY
PRIVATE TREATY.**

£36,500

**PART BEARA FARM,
HERODSFOOT,
LISKEARD,
CORNWALL,
PL14 4RB
GUIDE PRICE: £35,000.**

This land is being offered to the market as a former Telecommunications Mast Site which has now been removed. The land provides potential for a variety of uses subject to planning and is being sold as bare land suitable for an allotment, recreational or storage purposes.

There are two concrete slabs on the site with the remainder principally laid to gravel.

Mains electricity was previously connected.
There is good access to the land from the public highway.
The parcel of land enjoys pleasant countryside views.
The land has a total area of approximately 594 square metres

There will be no onerous covenants or overages with the sale.

There is a 20ft shipping container.

LOCATION

The land is positioned in a rural location adjoining Boconnoc Estate at Buckabarrow Downs. The larger villages of East Taphouse and Lanreath are nearby.

SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present although mains electricity was previously connected to the Mast.

TENURE

The land is freehold and will be offered with vacant possession upon completion.

WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. The land is shown edged red on the attached plan.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys tel: 01579-342400

WHAT3WORDS

Tools.flips.unwraps

DIRECTIONS

From Liskeard proceed towards St Austell. Enter the village of East Taphouse and take the turning on the left signed Looe upon leaving the village. Continue along this road and take the first right and then immediate left. The site will be found on your left hand side just past the turning for Boconnoc.



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