

Over 14 Acres of Land at Pellagenna, St Cleer, Liskeard, Cornwall PL14 6SP



A single block of land extending in area to 14.16 acres or thereabouts including a small disused quarry and a stream livestock drinking water supply, in a sought-after rural location and farming district in south-east Cornwall.

Guide Price: £110,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends in area to **14.16 acres** or **5.73 hectares** or thereabouts and is a single block containing productive pasture land and including a small former quarry, small wooded copse and a stream livestock watering place.

The land is accessed directly from the minor Council maintained road via two separate gateways.

Part of the land is level or gently sloping with steeper sections towards the western boundary. The majority of the boundaries to the land are Cornish hedge banks, some of which are tree-lined.

In good heart and farmed well by the vendors, the land produces excellent crops of grass for grazing or cutting. The land is described as Grade III on the Land Classification Map for the area.



RICS



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Services

None connected but water for livestock drinking is available from the adjoining stream at the western boundary and with a fenced off place included with the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

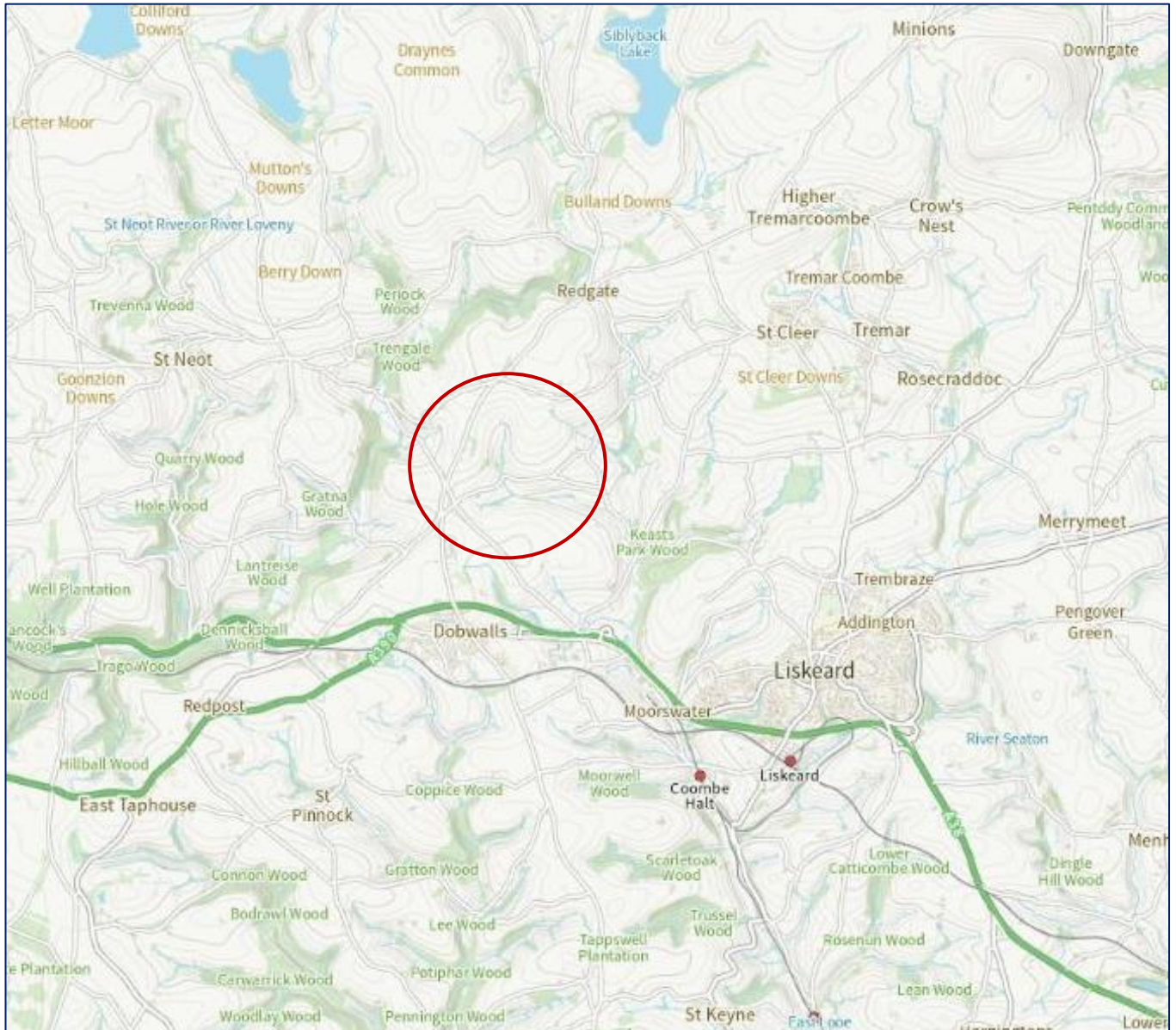
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 is situated within the Parish of St Cleer, the village being less than 2 miles to the north-east with the village of St Neot being closer and about 1½ miles to the north-west. The busy former market town of Liskeard is less than 3 miles to the east and the main A38 road is about 1¼ miles to the south giving access to Liskeard and beyond to the east and Bodmin to the west.



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 the main A38, in the hamlet of Doublebois, take the turning north towards Bokenna Cross. Take the second turning on the right hand side sharply back and then immediately turn left. After a short distance down the hill to the staggered cross roads, go straight across signposted Pellagenna and Treleathick. The land will be found on the left hand side a short distance after passing Pellagenna Farm and indicated by a Lodge & Thomas for sale board.

What3words///spearhead.branched.bolsters