



**TO LET**

**Approximately 2.68 acres (1.08 hectares) of Pasture land suitable for equine uses on a rolling annual grazing licence**

**Land at Talland Barton Farm  
Talland,  
Looe,  
Cornwall  
PL13 2JA**

**Guide £500pa.**

## BRIEF DESCRIPTION

This parcel of land is situated approximately one mile to the west of Looe.

The land comprises approximately 2.68 acres (1.08 hectares) of pasture land which would be ideal for equine use.

There is a reasonable public roadway access to the enclosures to the south.

There is a natural water supply available within the woodland which can be included if desired.

## GRAZING LICENCE

The land is to be let under a one year grazing licence.

A copy of a draft Agreement is available for inspection at the Agents office during normal business hours.

## ASSIGNMENT/SUB-LETTING

Not permitted.

## SERVICES

There are no mains services to the land.

## RIGHT OF WAY, EASEMENTS AND WAYLEAVES

The land is let subject to all existing Wayleaves, Easements and Rights of Way, public and private whether specifically mentioned or not. The Landlord will retain the benefit of all Wayleave payments in respect of any apparatus situated on the land. There is a public footpath around the northern and western boundaries of the central field.

## DESIGNATIONS

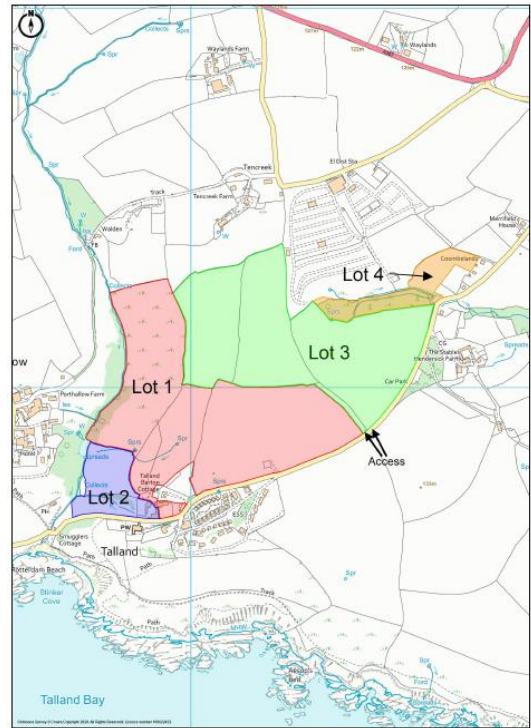
The land is not known to be within any designated areas.

## LICENCE FEE

The licence fee is payable annually in advance.

## 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 numbered **Lot 4**. Please note that the other land on the plan is not included.



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## VIEWING ARRANGEMENTS & FURTHER INFORMATION

Viewing by strict prior appointment.

Please contact the agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB. Telephone: 01579 342400.

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