

LAND AT LOWER INNIS, LANIVET, BODMIN, PL30 5HZ



**** FOR SALE BY INFORMAL TENDER ****

**16 Acres Pasture in Three Lots only 1 mile from Lanivet Village
with easy access to the A30**

**Tenders to be received in writing on the Tender Form by no later than
12 noon on Friday 5th July 2024**

**Offers anticipated in excess of
£100,000 for Lot 1, £15,000 for Lot 2 and £25,000 for Lot 3**

LOCATION

The land as edged red on the Sale Plan is set just to the west of the Innis Downs roundabout on the A30 approximately 1 mile west of Lanivet. What3words – “keyboards.graduated.nobody”.

DIRECTIONS

Take the No-Through Road off the southern roundabout at the A30 Innis Downs junction between the A391 to St Austell and the A30 westbound. After just over quarter mile you find Lot 1 on the left-hand bend. To reach Lots 2 & 3 continue for 100 yards and take the lane to the right.

There are “For Sale” signs by the gates to the Lots.

BRIEF DESCRIPTION

The fields are in permanent pasture, level and have been used for principally mowing and occasional grazing and could be suited to a variety of agricultural and amenity uses.

Lot 1 – 12.79 acres (5.17 hectares) lying in 2 fields with the inner 5 acre field tending to lie wet as rough pasture with a small pond in the north-west corner and an area of scrub along the northern boundary. The inner field is included within the Mid Cornwall Moors Site of Special Scientific Interest and has certain protections to conserve its natural values. It is also scheduled as Access Land under the CROW Act 2000. Further details from the Agents. Alongside the entrance is a dilapidated Cottage and Garden formerly known as “Highfields” that has not been occupied for many years.

Lot 2 – 1.08 acre (0.44 hectares) level meadow.

Lot 3 – 2.64 acres (1.07 hectares) level field adjoining Lower Innis. A neighbour has a right-of-way along the track by the northern hedge.

When viewing the Lots please do not block the access lane.

All Lots are subject to an overage clause whereby if planning permission is obtained within 20 years for non-agricultural use 25% of the uplift in value is payable to the Sellers. This would not apply to the construction of a stable block or simple shelter.

TENDER

The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP or emailed to jkeastsurveyor@aol.com on the Tender Form by no later than 12 noon on Friday 5th July 2024. (Note: Please contact the office to request a Tender Form).

VIEWING & FURTHER INFORMATION

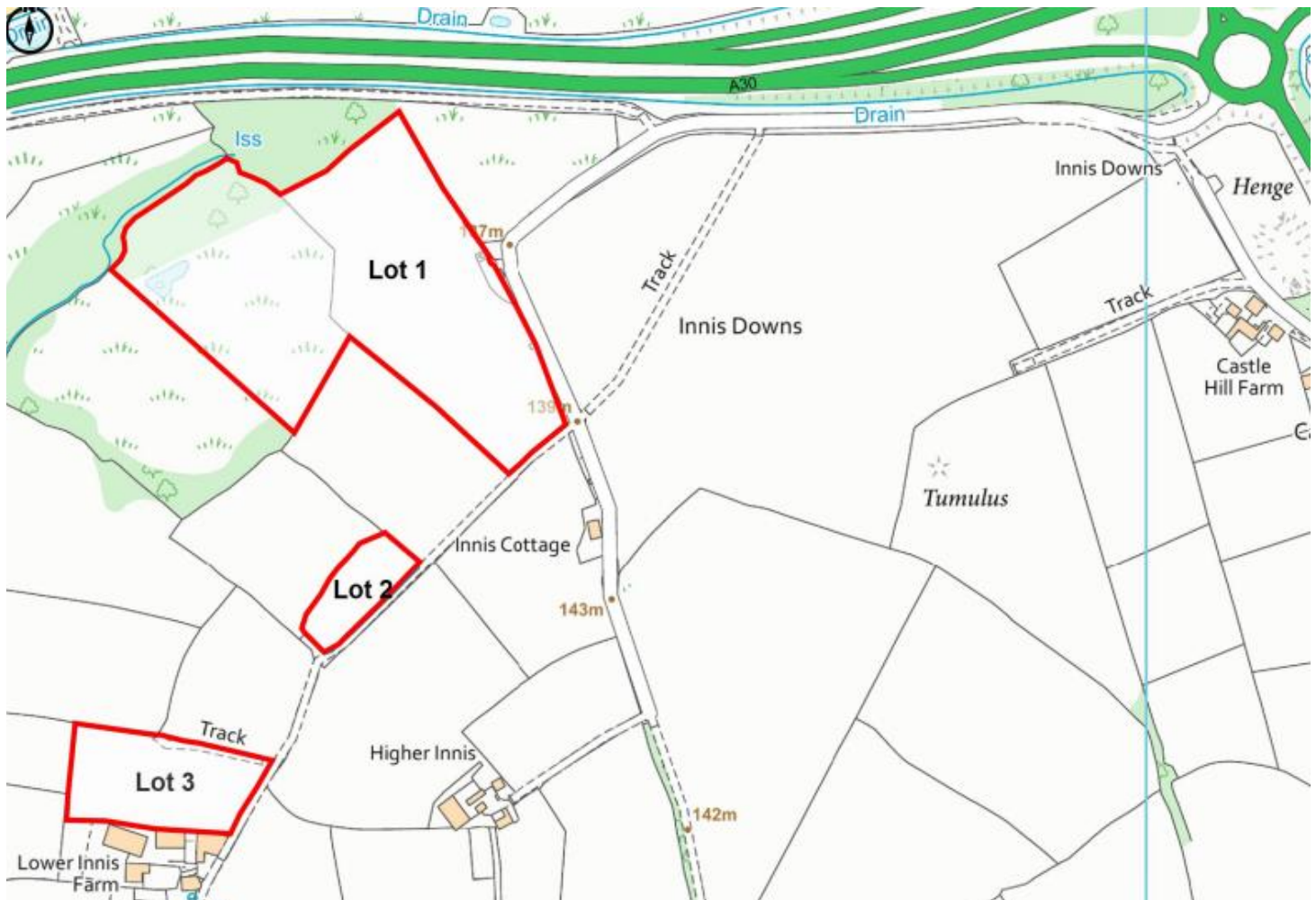
The land may be viewed at any time but please ensure gates are left as you find them.

For any further information contact John Keast – jkeastsurveyor@aol.com or 07721689382.

AGENT'S NOTE

The vendor does not guarantee to accept the highest or indeed any tender submitted.

Plan below not to scale.



Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
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Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
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Jefferys