



### AGRICULTURAL PASTURE LAND LOCATED AT LUXULYAN VALLEY WITH GOOD RIDING OPPORTUNITIES IN THE VALLEY

Land at Trethevey, Luxulyan, Cornwall, PL24 2SA

# By Tender Guide £70,000

www.jefferys.uk.com







OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

#### **LOCATION**

This land is situated a short distance to the east of the northern Luxulyan Valley car park where you can walk or ride to Pontsmill through the Valley woodland.

#### DESCRIPTION

The land comprises approximately 7.83 acres (3.16 hectares) of pasture land with an area of young woodland to the north. Access to the land is along the southern boundary off the public road.

The land is gently sloping and has been used for silage cropping in the past.

The land is primarily bounded by Cornish hedges with a stock fences partly in place.

#### **SERVICES**

No services are connected to the land. Prospective purchasers should make their own enquiries with the utility providers.

#### **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.

#### **INFORMAL TENDER**

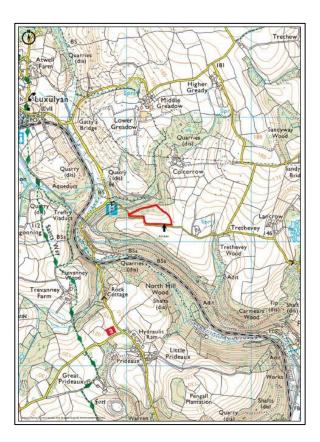
The property is being offered for sale by Informal Tender. All offers are to be submitted in writing to be received by the agents at their offices at 17 Dean Street, Liskeard PL14 4AB by 12 noon on Friday 16<sup>th</sup> October 2020. All offers must be made in writing and contained within a sealed envelope marked "Luxulyan Offer"

Please note the Vendors reserve the right not to accept any of the tenders received, and not necessarily the highest offer. The Vendors reserve the right to sell the land as a whole or in individual Lots.

## GUIDE PRICE £70,000

For viewing arrangements and further particulars, please contact the Agents -

**JEFFERYS - 01579-342400** 



**St Austell** 18 Duke St, St Austell PL25 5PH 01726 73483 staustell@jefferys.uk.com Lostwithiel 5 Fore St, Lostwithiel PL22 OBP 01208 872245 lostwithiel@jefferys.uk.com Liskeard 17 Dean St, Liskeard PL14 4AB 01579 342400 liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Them has been been been have been and been property and the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Them have been very the available by separate negotiation. Buyers must deck the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffary's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.