



**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



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 16th October 2020. All offers must be made in writing and contained within a sealed envelope marked "Luxulyan Offer"

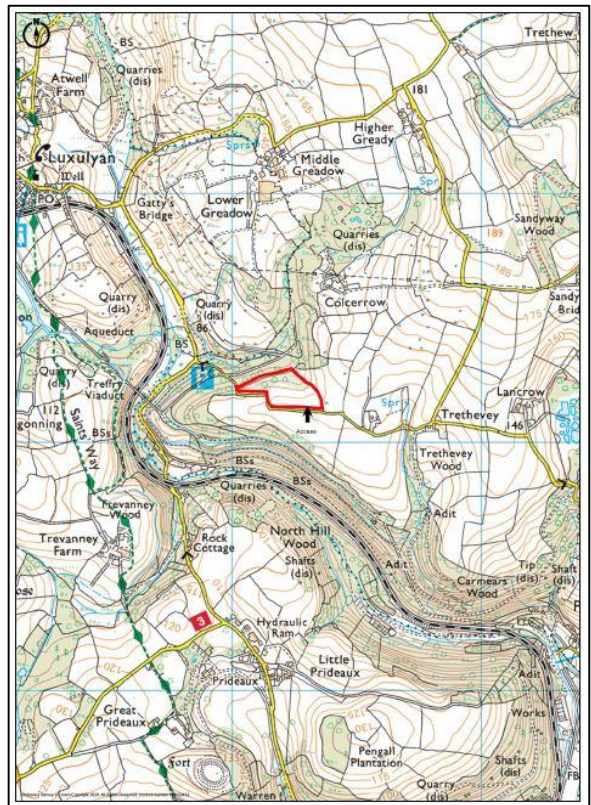
Please note the Vendors reserve the right not to accept any of the tenders received, and not necessarily the highest offer. The Vendors reserve the right to sell the land as a whole or in individual Lots.

GUIDE PRICE

£70,000

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

JEFFERYS - 01579-342400



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