



## LAND AT HERODSFOOT

### A SMALL COMPOUND PREVIOUSLY USED FOR A TELECOMMS MAST WITH TWO CONCRETE PADS AND GRAVELLED AREA FOR SALE BY INFORMAL TENDER.

# GUIDE PRICE: £20,000



OFFICES AT ST AUSTELL • LOSTWITHIE

#### PART BEARA FARM, HERODSFOOT, LISKEARD, CORNWALL, PL14 4RB

#### **GUIDE PRICE: £20,000.**

This land is being offered to the market as a former Telecommunications Mast Site which has now been removed. The land provides potential for a variety of uses subject to planning and is being sold as bare land suitable for an allotment, recreational or storage purposes.

There are two concrete slabs on the site with the remainder principally laid to gravel.

Mains electricity was previously connected.

There is good access to the land from the public highway. The parcel of land enjoys pleasant countryside views. The land has a total area of approximately 594 square metres

There will be no onerous covenants or overages with the sale.

#### LOCATION

The land is positioned in a rural location adjoining Boconnoc Estate at Buckabarrow Downs. The larger villages of East Taphouse and Lanreath are nearby.

#### **SERVICES**

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present although mains electricity was previously connected to the Mast.

#### **TENURE**

The land is freehold and will be offered with vacant possession upon completion.

#### WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

#### 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 edged red on the attached plan.

#### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys tel: 01579-342400

#### WHAT3WORDS

Tools.flips.unwraps

#### **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 31st May 2024. All offers must be made in writing and contained within a sealed envelope marked "Beara Land Offer"

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

#### DIRECTIONS

From Liskeard proceed towards St Austell. Enter the village of East Taphouse and take the turning on the left signed Looe upon leaving the village. Continue along this road and take the first right and then immediate left. The site will be found on your left hand side just past the turning for Boconnoc.



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St Austell 18 Duke St, St Austell PL25 5PH 01726 73483 staustell@jefferys.uk.com Lostwithiel 5 Fore St, Lostwithiel PL22 0BP 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. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by sparate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a appoint and the the Buier of the purpose. A Buyer is advised to obtain verification their Solicitor. They may however be available by sparate negotiation. Buyers must check 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 Jeffery'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.