



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

**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.

Former Mast Site at Beara Farm



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Jefferys

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

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