



LAND AT TRENETHICK, TRERULEFOOT

**28.63 ACRES OF PRODUCTIVE LAND WITH GOOD ACCESS ON
TO THE MAIN A38 ROADWAY
TWO LARGE FIELD ENCLOSURES SUITABLE FOR CROPPING
FOR SALE BY PRIVATE TREATY**

GUIDE PRICE: £300,000

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Trenethick, Trerulefoot, SALTASH, Cornwall PL12 5DD

GUIDE PRICE: £300,000.

This land is being offered to the market as two large fields suitable for cropping purposes. The land has good access of the parish roadway and is in close proximity of the main A38 roadway. There is access into each field on the eastern boundary with a further gateway to the south.

To the north is the mainline railway.

The enclosures are in grass and corn stubble following this year's harvest.

The enclosures undulate in various directions with a large quantity of the land being south facing.

SCHEDULE

SX3060 1539 16.2 acres
SX3060 3056 12.43 acres

Total 28.63 acres/ 11.59 ha.

LOCATION

The land is positioned in a rural location at Trenethick which is a very short distance from the A38 at Trebrown Bridge where Castle Motors are situated.

ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

The Entitlements are not part of the sale.

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.

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.

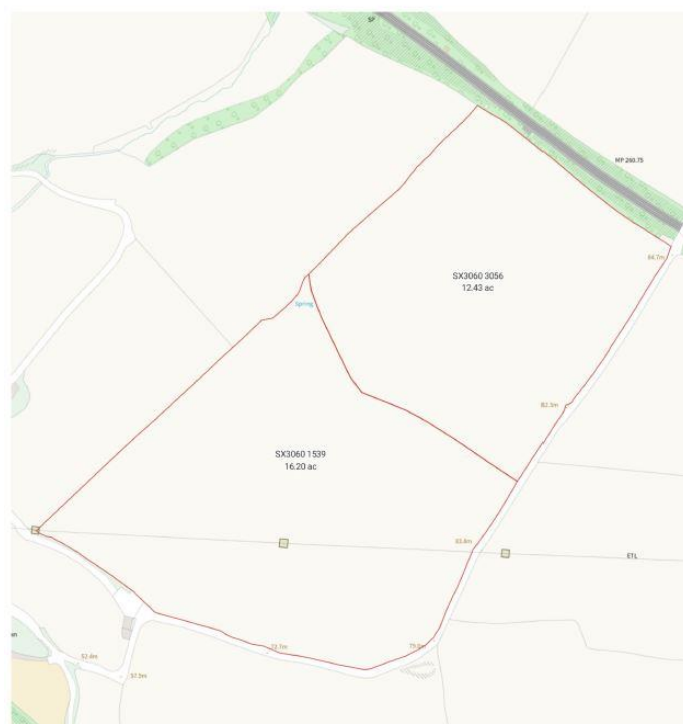
VIEWING

Strictly by prior appointment with the vendors joint agents
– Jefferys tel: 01579-342400
Or Edward Buckland tel: 01872 306090

DIRECTIONS

From Liskeard the A38 towards Trerulefoot. After the Horningtops/Hayloft junction continue down the hill and take the turning on the left opposite Castle Motors. Proceed up the hill where the land can be found on your left hand side before the railway.

Land at Trenethick



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