STAGS

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Land At Bolventor, Bolventor Launceston, PL15 7TS

An attractive block of pasture land with excellent road access.

Launceston 8.5 miles Bodmin 10 miles Liskeard 15 miles

• *Auction 26 September 2017 • Guide £30,000 - £50,000 • Level Pasture • Generous Road Frontage • Easy Access onto Moor • AONB • Far Reaching Views • Alternative Uses (STP) • 6.47 Acres •

For auction £30,000 to £50,000

SITUATION

A very accessible field located on Bodmin Moor close to Bolventor and the Jamaica Inn, made famous by Daphne Du Maurier. It is located close to Rough Tor, Brown Willy, Dozmary Pool and a branch of the Fowey Estuary, and enjoys easy access to excellent walking and riding.

The land is conveniently situated adjacent to the A30, which provides dual-carriageway access to the Cathedral cities of Truro and Exeter. 8.5 miles from Launceston and 10 miles from Bodmin,

DESCRIPTION

The land comprises an attractive block of pasture bordered by the A30 to the north, and by the sliproad to the south. The land is accessed to the south via a gate off the Bolventor road and enjoys far reaching views. It is likely to appeal to purchasers looking for grazing land with good access to the moor, or perhaps an investor looking to exploit further potential from a site in this location.

SERVICES

Mains water is connected. Purchasers must satisfy themselves on this matter.

DEVELOPMENT POTENTIAL

There may be potential to erect a field shelter or agricultural building subject to obtaining any necessary planning consents. There may also be potential for various alternative uses, subject to obtaining the necessary planning constraints.

DEVELOPMENT CLAWBACK

Unusually for a property in this type of location, there is no development clawback clause.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights such as are owned are included within the sale.

WAYLEAVES, COVENANTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of any electricity or telephone equipment crossing the property, together with any restrictive covenants or public or private rights of way. There are no restrictive covenants limiting the use of the property and there are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.

PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to the sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. Within two months of Completion, the purchaser shall erect a stock proof fence along the south west boundary. The Highways Department are responsible for fencing the

other boundaries.

GRANT SCHEMES
There are no Basic Payment Scheme entitlements included within the sale and no environmental grants affecting the land.

LOCAL AUTHORITY
Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234 151 (Planning)

METHOD OF SALE
The land is to be offered for sale by Public Auction at 6.00 pm on Tuesday 26 September 2017 at Lanhydrock Hotel and Golf Club, Lostwithiel Road, Bodmin PL30 5AQ. The land will be sold at an undisclosed reserve and the vendors reserve the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendors also reserve the right to sell all or part of the property prior to the auction.

VENDOR'S SOLICITORS
WBW Solicitors, Westgate, Launceston PL15 9AD, FAO: Ms Helen Davies, T: 01566 772451, E: helendavies@wbw.co.uk

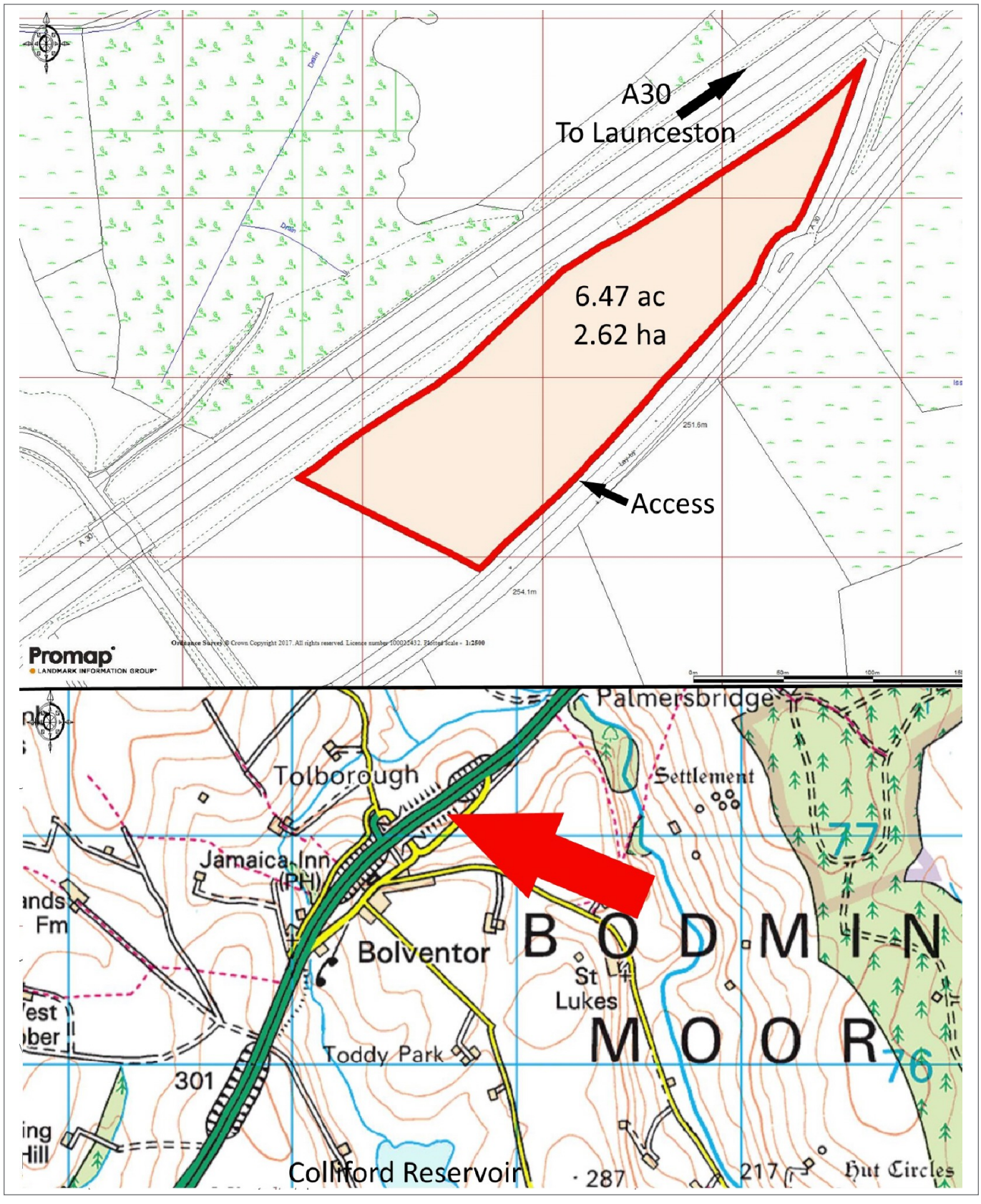
AUCTION LEGAL PACK
This includes the draft contract, deeds/epitome of title, special conditions of sale etc and is available for purchase for £30 including VAT from the vendor's solicitors. Alternatively it can be inspected free of charge by appointment at Stags Launceston Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the auction.

TENURE
Freehold with vacant possession on completion on 7th November 2017.

VIEWING
Viewing of the property is strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office.

DIRECTIONS
From Launceston, proceed approximately 8 miles west along the A30. Take the exit towards Bolventor/St Neot/St Cleer, and the land will be found directly on the right hand side. From Bodmin, exit the A30 towards Bolventor/St Neot/St Cleer, travel under the A30 underpass and turn left at the junction. The land will be found directly on the left where a for sale board has been erected.

*DEFINITION OF GUIDE AND RESERVE
- Guide price(s) are an indication of the seller's expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.



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