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Land At Lynher Way, North Hill Launceston, PL15 7PA

Delightful amenity land in secluded location on the edge of this popular village with fine views

A30 (Plusha) 4 miles Launceston 8 miles Liskeard 9 miles Callington 10 miles

• Attractive Amenity Grounds • 1 Pasture Enclosure • Larger Parkland Area • Gently South Facing • Mature Planting • Secluded Setting • Fine Vistas over Bodmin Moor • 7.72 acres •

Guide price £65,000

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SITUATION

The land is located on the edge of this popular small rural village which is located just to the south of the A30 dual carriageway which in turn provides quick access to the cathedral cities of Truro and Exeter where it connects to the national motorway network. The village also lies approximately 8 miles to the south west of the popular former market town and former capital of Cornwall, Launceston. The land is set back from the public highway behind some houses that front the highway, where it enjoys a private and secluded location. The land offers easy access onto the nearby Bodmin Moor providing excellent walking and horse riding. The picturesque Trebatha Estate nearby surrounds the village and makes this an even rarer opportunity.

DESCRIPTION

The land measures 7.72 acres (3.12 hectares) in all. It is comprised in two main areas: a roughly rectangular paddock measuring 1.29 acres (0.521 hectares) of gently sloping pasture land, classified as Grade 3 land. The remainder of the land on the lower side of this paddock comprises approximately 6.43 acres of gently sloping amenity land that has been planted over many years with a range of

specimen trees and shrubs many of which are now mature and give a parkland feel to the land which enjoys wonderful vistas of the Lynher valley and Bodmin Moor between the areas of planting. The nearby River Lynher can be heard running just 40 metres to the south west of the property.

The land is surrounded by mature hedgerows except for the fenced boundary which runs along the north side of the property and backs onto residential properties on Lime Tree Way.

The property could potentially be subdivided and sold in lots however we believe most potential purchasers will fall in love with the whole property and will not wish to see it split up.

SERVICES

We understand that a historic mains water supply is connected although having not been used for many years purchasers should satisfy themselves on this point.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234 100, www.cornwall.gov.uk.



AGRICULTURAL SUBSIDIES

There are no agricultural subsidy entitlements included within the sale.

ENVIRONMENTAL SCHEMES

The land is currently not entered into any environmental schemes.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights such as are owned are included within the sale.

WAYLEAVES 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. The land is also sold subject to and with the benefit of any public or private rights of way or bridleways, etc. There are no public rights of way shown on the Ordnance Survey Map that affect the property. We are not aware of any other rights, private or otherwise, that affect the property. There is a right of way for the benefit of the property, down the grass track from the highway to the land.

PLANS AND BOUNDARY FENCES

A plan which is not necessarily to a recognised scale and is not to be relied upon is attached to these

particulars. Purchasers must satisfy themselves, by inspection or otherwise, as to its accuracy. The perimeter hedges and fence of the property appear to generally be stockproof.

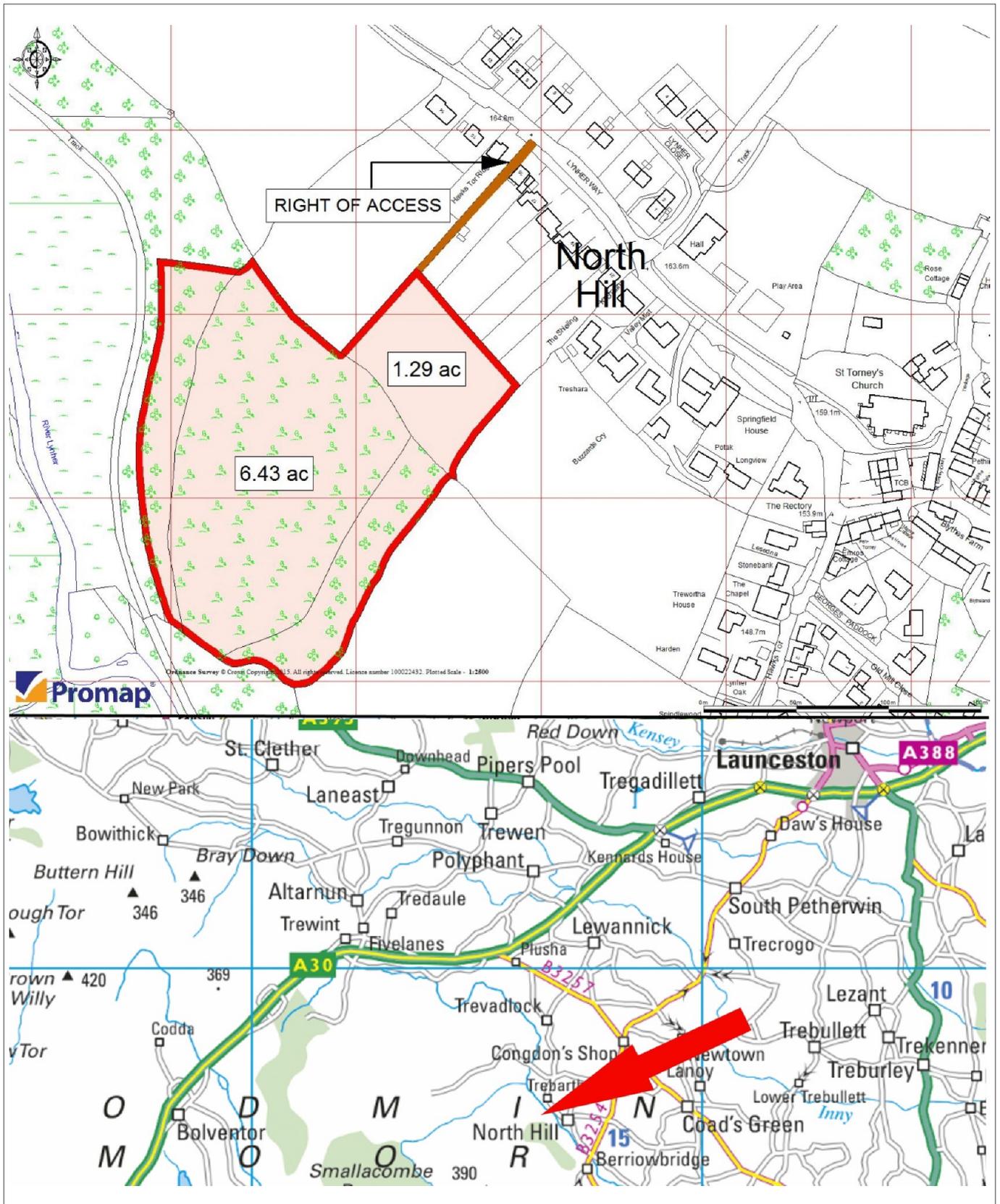
VIEWING

Viewing of the property is strictly by prior appointment through the agent, Stags on 01566 774999.

DIRECTIONS

From the A30 at Launceston proceed west towards Bodmin. After eight miles, at the Plusha services, turn left signposted Callington and Services. Proceed along the B3257 for approximately a mile and a quarter and turn right signposted North Hill 2.5 miles, Trevadlock 0.5 mile. Proceed towards North Hill. On entering the village the land will be found on the right hand side approximately 60 metres after the 30mph speed restriction. There is a small lane that bears right with a sign saying Private Road no thoroughfare. Bear right at this lane and the track to the land starts at the gate marked Private, just to the right of a bungalow with yellow window sills. Follow this grass track and after approximately 95 metres, the land opens out into a pasture field. A for sale board has been erected at the entrance to this track to assist people in finding the property.





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