



Land Part Rosevi



A30(T) ½ mile Bodmin 5 miles Victoria 1 mile Roche 2 miles

An opportunity to purchase a fine single pasture field

- Fine Pasture Field
- Regular Shaped Field
- Gateway Access
- Fine Views
- Electricity Pole on the Land
- Accessible Position
- Total about 5.43 Acres
- Freehold
- Best & Final Offers
- By Noon on Tuesday 9th June 2026

Offers In Excess Of
£50,000

METHOD OF SALE

Best and final offers are invited by 12 noon on Tuesday 9th June 2026.

Please contact Stags for a copy of a specified form for completion and submission – either by hard copy or email.

After submission on the Best and Final offer form, we recommend contacting Stags Truro office to confirm receipt.

SITUATION

The field is situated with direct access off a public road about half a mile north of a junction to the A30(T) at Victoria Interchange.

The nearby villages of Lanivet, Victoria and Roche all offer everyday facilities and amenities.

DESCRIPTION

The land comprises a regular shaped single pasture field with good hedge boundaries and direct access from an unclassified public road. The field will be found to be in good heart and is either level or on a gentle north facing aspect.

From the field there are fine views of the area.

In total, the field extends to about 5.43 acres.

PLAN

A plan which is not to scale and is provided for identification purposes only is included with these particulars.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

There is an electricity pole on the land.

DIRECTIONS

From the Victoria interchange on the A30(T), take the exit towards Withiel. Ignore the first turning to the left towards Withiel and take the next turning to the left towards Tremore. Drive for about 400 yards and the field will be seen on the left-hand side. A For Sale board is erected.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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