

# LODGE & THOMAS

ESTABLISHED 1892

## JUST OVER 7 ACRES OF PASTURE LAND CODDLES LANE, WITHIEL, BODMIN PL30 5NW



***For sale by Private Treaty with offers invited for the Freehold***

Comprising a single field with frontage to and gated access from Coddles Lane.

**Guide Price - £60,000 Freehold**

**WITHIEL VILLAGE ¼ MILE | BODMIN 6 MILES | A30 AT VICTORIA 2½ MILES**

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Chartered Surveyors  
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## The Land

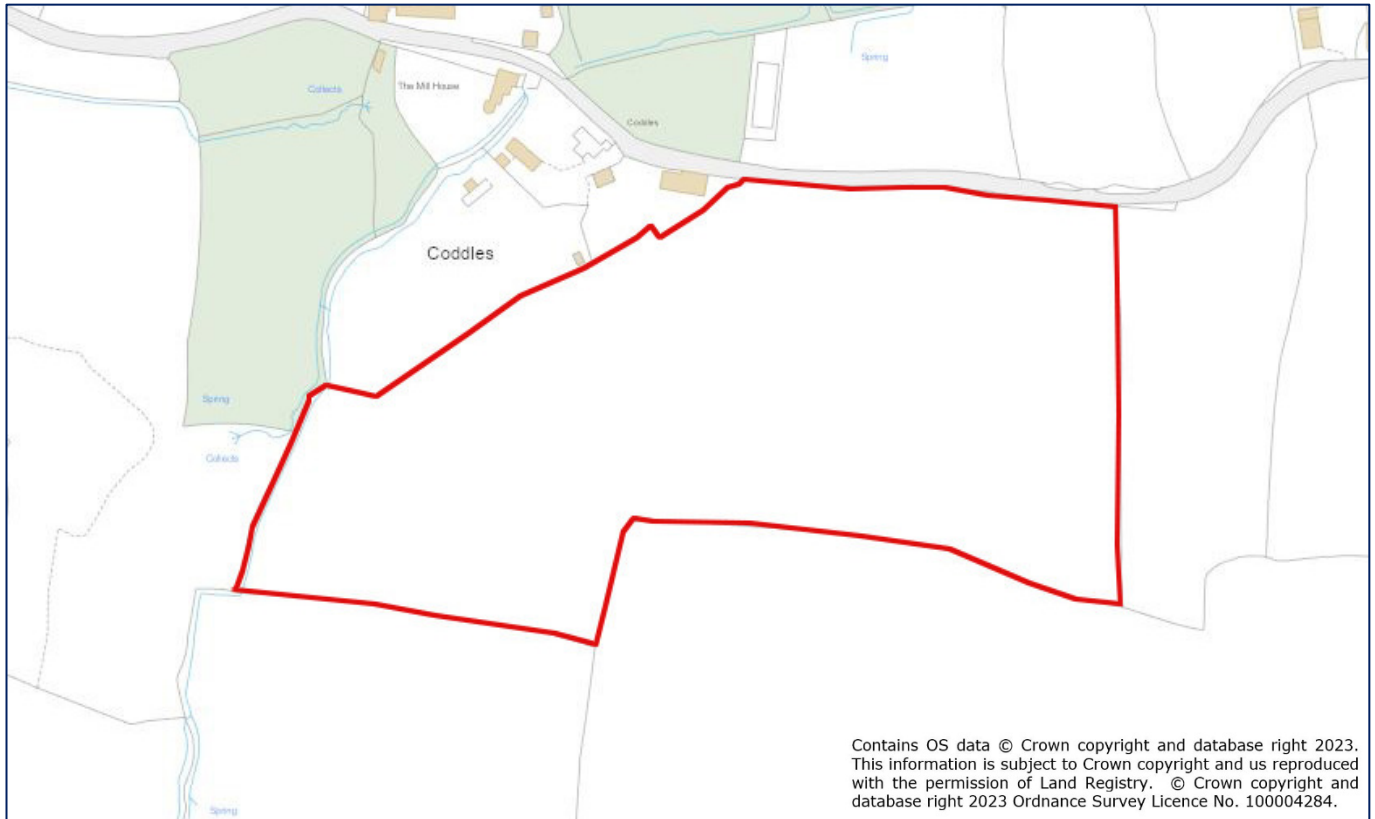
The land is situated about ¼ of a mile to the east of the centre of the village of Withiel and has views of St Clement's Church tower and over surrounding countryside. The land extends in area to **7.16 acres** or **2.90 hectares** or thereabouts and has direct frontage to and gated access off Coddles Lane.

The land is comprised within a single enclosure with a stream boundary to the west providing water for livestock.

Part of the land is steeply sloping and suitable for livestock grazing only or it could be used for woodland planting or rewilding.

The remainder of the land is more gently sloping and more useable for agricultural or equestrian purposes.

The boundaries to the land are traditional hedges, parts with fences.



**Services:** Stream water at the western boundary for livestock grazing. It is understood that a South West Water mains water pipe passes under Coddles Lane but prospective purchasers must make their own enquiries with regard to this.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Land Registration:** The land is currently in the process of being registered at HM Land Registry.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** At any reasonable time and in accordance with the Countryside Code.

**Directions:** From Withiel village follow Coddles Lane where the land will be found on the right hand side.

**what3words:///pardon.dollar.hairspray**