

# LODGE & THOMAS

ESTABLISHED 1892

## ABOUT 7 ACRES OF LAND AT CARWEN, BLISLAND, BODMIN PL30 4JJ



With good access from the Council road, an extremely rare opportunity to purchase about 7 acres (2.84ha) of agricultural land on the edge of the picturesque Bodmin Moor with dilapidated pole barn and attractive natural pond.

**Price: Offers over £75,000 Freehold**

**01872 272722**

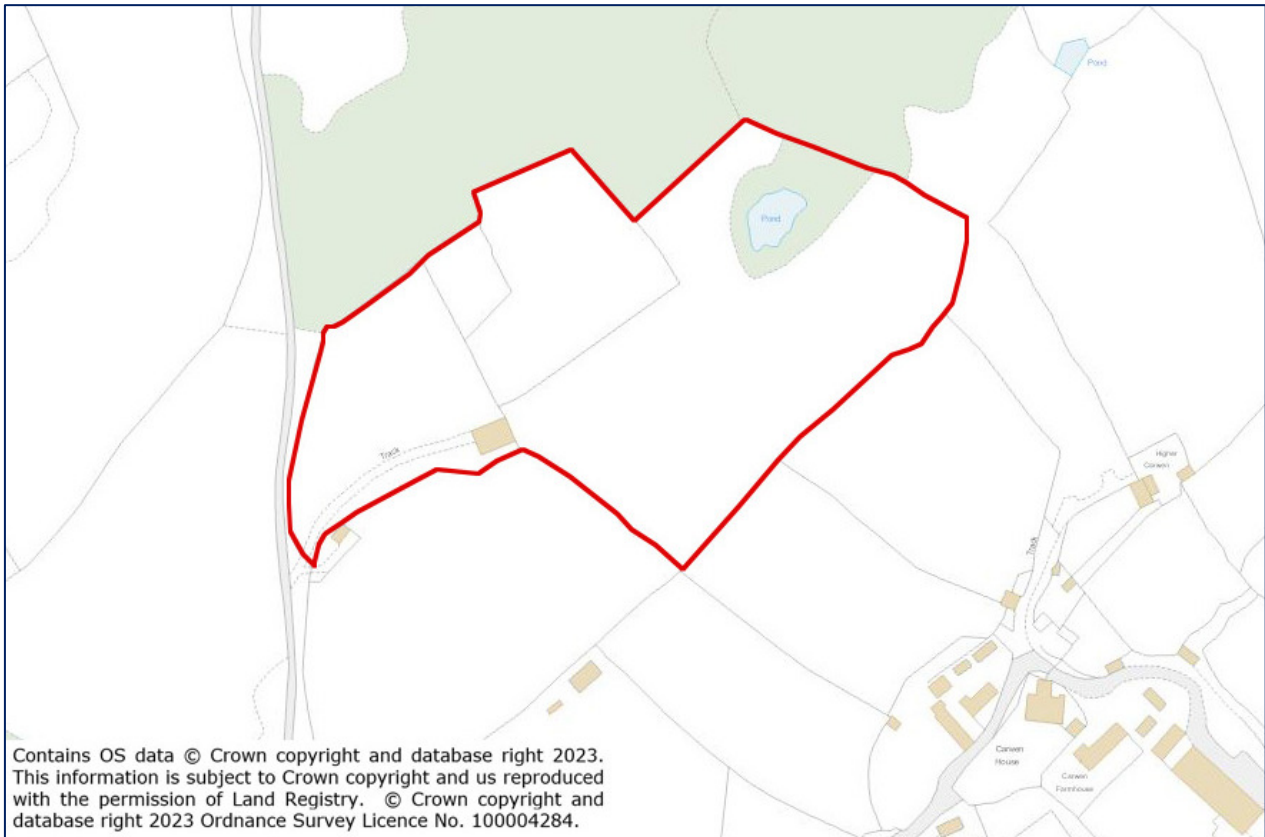
58 Lemon Street Truro Cornwall TR1 2PY  
info@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

Extending to just over **7 acres (2.84ha)** in area, the land is accessed directly off a council road and is a safe haven well away from passing traffic, being designated an Area of Outstanding Natural Beauty (AONB). The land comprises three fields with a gentle northeasterly aspect and will appeal to a wide range of purchasers but especially those in the immediate locality needing land for grazing animals, horticulture, conservation or some other amenity use. The natural pond is a delightful feature.

Of particular note are the Cornish hedges enclosing and dividing the meadows featuring several spreading oaks as well as a proliferation of sycamore and beech trees. All three fields are laid to grass and to one side of the gate is a very useful pole barn.



**Services:** Mains water is not connected to the land.

**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.

**Basic Farm Payment:** There are no entitlements to the Basic Payment included with the land.

**Land Registration:** The land forms part of HM Land Registry Title Number CL235064.

**Agents Note:** Bodmin Moor grazing rights included with the land – details to be confirmed.

**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:** Daily between 9am - 5pm and in accordance with the Countryside Code. No dogs please.

**Directions:** From Bodmin head east onto the A30 in the direction of Launceston. After approx 2 miles take the slip road exit signposted for Blisland. Continue along this country lane for about a mile taking the next right signposted Waterloo. Continue through the village of Waterloo until you reach a T-Junction. Turn right here and then next left signposted Carwen. Continue onto the moor for 350 yards after the cattle grid, and the gateway to the subject land will be found on the righthand side. [what3words///tower.areas.brisk](http://what3words:///tower.areas.brisk)