

1.62 Acres of Land at Tredrizzick, St Minver, Wadebridge, Cornwall PL27 6PB



An attractive parcel of amenity land extending to approx. 1.62 acres,
close the villages of St Minver and Rock

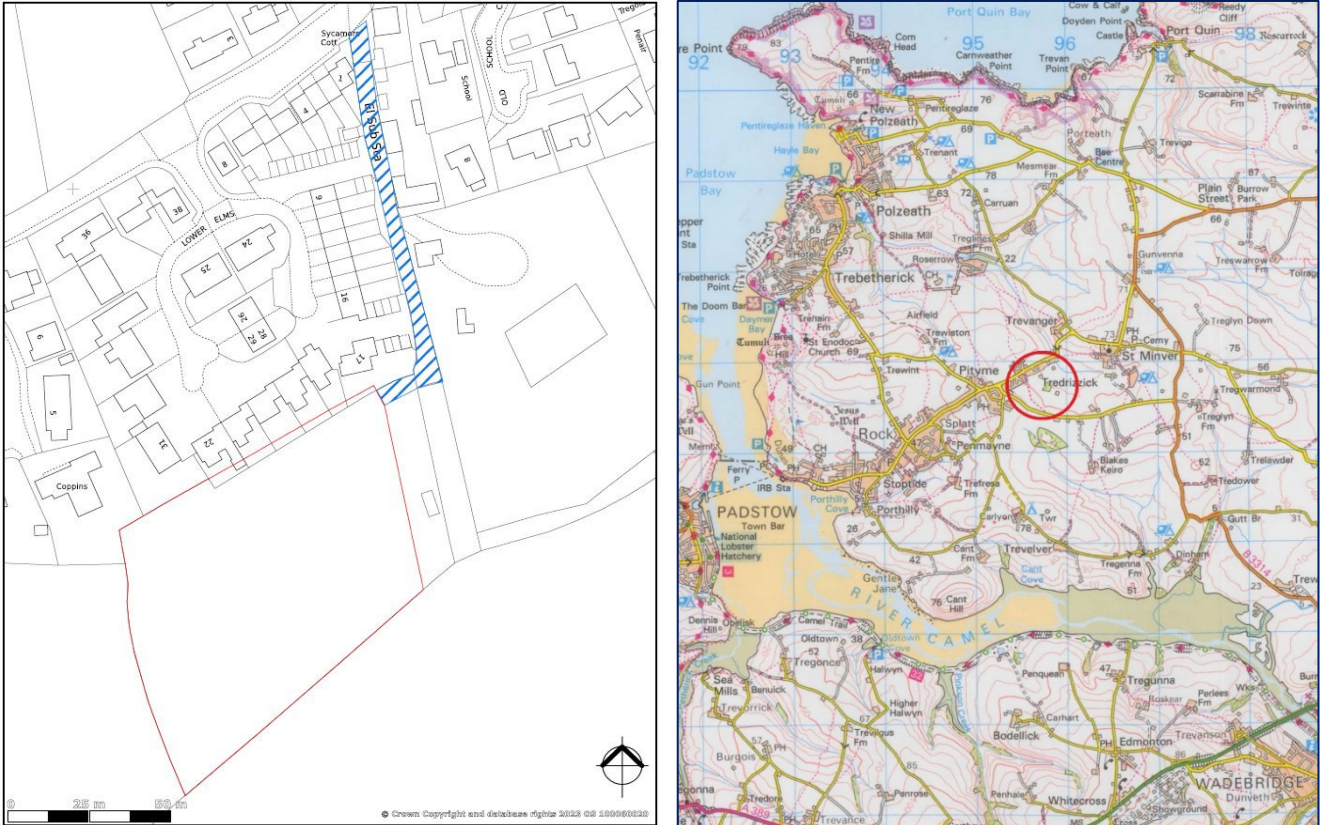
Guide Price: £100,000

Situation:

The land is located on the edge of hamlet of Tredrizzick, nestled between the coastal villages of Rock and St Minver.

The Land

A gently sloping field parcel extending to approx. 1.62 acres. The land is designated as Grade III on the Land Classification Map for the area. The field is enclosed by established Cornish hedges and whilst having been used in more recent times for grazing, offers a great opportunity for equestrian, hobby farming or amenity uses.



Planning: The land is offered for sale, subject to an overage agreement for a period of 20 years, whereby the vendor will be entitled to a 25% claw back of any uplift in value on grant of planning consent for residential housing.

Services: No mains services are connected to the land. We have been told by the owner that mains water is in the road. Not confirmed.

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. Access to the land is over a private access lane, for which a right of way will be granted.

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: The land can be viewed without appointment, subject to adhering to the requirements of the Countryside Code and be sure to close any gates behind you. It is requested that dogs are not taken into the field in case there are any livestock present.

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