

## 1.1 Acre of Land at Five Lanes, Altarnun, Launceston PL15 7RP



### For Sale by Informal Tender

**Closing date: Tuesday 31<sup>st</sup> October 2023 at 12 noon**

- 1.1 acre field
- Well enclosed and level
- Prominent A30 frontage
- Excellent access directly on to Council road

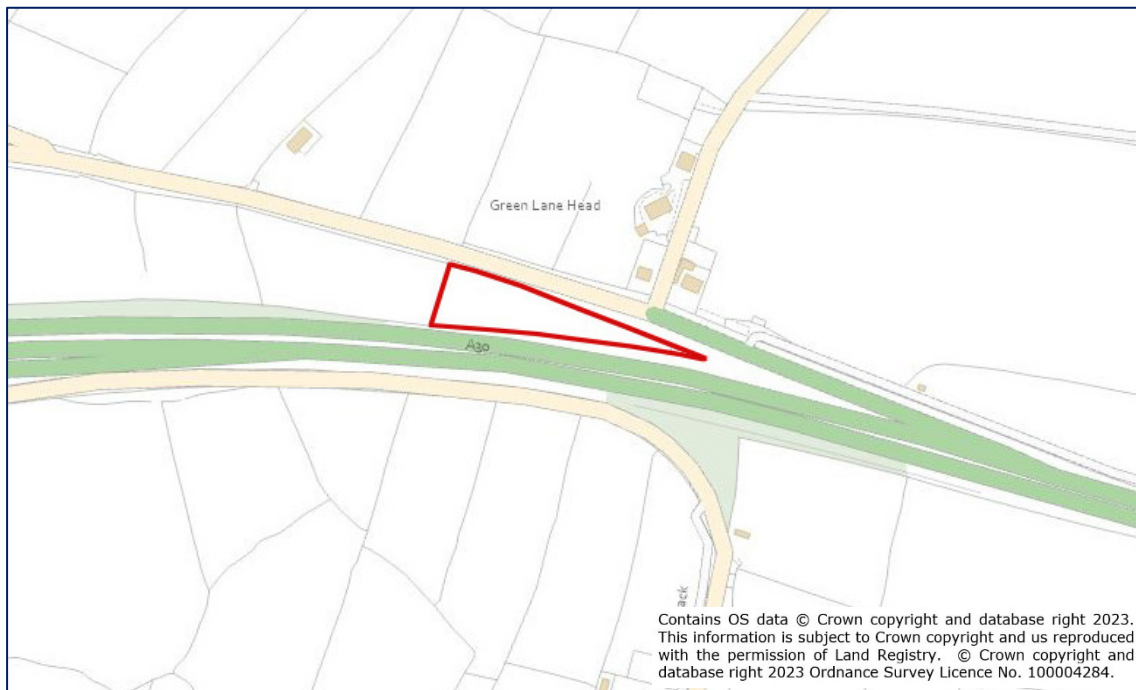
**Guide Price: £20,000 Freehold**

## Situation

The thriving communities of Trewint, Five Lanes and neighbouring Altarnun are located just off the A30, 10 miles southwest of Launceston. They neighbour Bodmin Moor and Altarnun has amenities catering for daily requirements with a village shop, Post Office and primary school. For many the central location will appeal, meaning the major towns of Truro and Exeter are within commuting distance, together with the likes of Callington, Bodmin, Plymouth and Liskeard.

## The Land

The field is triangular in shape and level. It is hedged and fenced and has wide access off the slip road emerging from Five Lanes onto the A30. It has been used of late for grazing and hay and would present itself as ideal for ponies, sheep and perhaps even dog walking. Some may even see development potential, given the ease of access and the long, prominent A30 frontage, but this would be subject to Planning Consent.



**Services:** No mains services are available on the field.

**Entitlements:** No Entitlements are included in the sale of this field.

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

**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.

**Viewing:** Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From the A30 take the exit signposted Altarnun, Five Lanes and Trewint and follow the signposts towards Five Lanes. Continue following the signposts for Launceston, looking out for the layby on the right-hand side shortly after leaving the village and before emerging onto the A30. The gateway into the field will be found at the end of the layby.

**what3words**///motels.funded.manicured