

North Cornwall

Over 35 Acres Agricultural Land

Land at Redvale Road,
Trevisquite, St Mabyn, Bodmin PL30 3DF



For sale as a whole or in two lots

Lot 1 - 15.90 acres (6.43 hectares) Guide Price: £175,000

Lot 2 - 19.38 acres (7.84 hectares) Guide Price: £195,000

Two large parcels of mainly level or gently sloping productive agricultural land, including some woodland, extending to approx. 35.28 acres (14.27 hectares), in a sought-after location close to the villages of St Mabyn and St Tudy in North Cornwall.

Situation:

The land is located in North Cornwall with access to the minor Council maintained "Redvale Road" which leads from Dinhams Bridge / Station Road, St Mabyn towards St Tudy via Trevisquite. The centre of St Mabyn is approx. 1.5 miles to the south west, and the centre of St Tudy is approx. 1.3 miles to the north east.

The Land

Lot 1 extends in total area to 15.90 acres (6.43 hectares) or thereabouts and is comprised within one large field enclosure. At present there is one point of access from the road in use, located in the south eastern corner, with additional former gateways now overgrown but with the potential to bring back in to use.



Lot 2 extends in total area to 19.38 acres (7.84 hectares) or thereabouts and is comprised mainly within one large field enclosure and the remainder within a second smaller field partitioned by a post and wire fence. Access to Lot 2 is via a fenced access strip over an adjacent field leading from the road to the land. The access strip will be retained by the Vendors and a right of way will be granted to the Purchaser of Lot 2.



The land is mainly level or gently sloping with boundaries formed mainly of Cornish stone and earth hedges and live growth. The tree lined north western boundary follows a tributary of the River Allen providing a natural water supply to Lot 1. The smaller field forming part of Lot 2 consists of circa 2.32 acres of steeper permanent pasture suited to grazing, mowing, amenity uses, or tree planting. The great majority of the land would be considered productive and desirable agricultural land, as well as an incredibly attractive parcel of north Cornwall, equally suited to amenity or equestrian use.

The land is shown as being on the boundary between Grade II / III on the Agricultural Land Classification map for the area and is located within a fertile and productive farming district. We understand that the land has been used for arable cropping in the past, but has been down to pasture for some years with the grass crop having been harvested or grazed each year.

The land is offered for sale as a whole or in two Lots, with offers invited for the freehold.

Services: We understand that Lot 1 has a natural water supply from the tributary to the River Allen that makes up the north western boundary. We understand that the Vendors will install a sub-metered mains water supply to the north western boundary of Lot 2. Interested parties are invited to make their own enquiries.

Wayleaves, Easements & Rights of Way: The sale of the land will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. No public footpaths pass over the land. A Right of Way will be granted over the access strip leading between the public highway and Lot 2.

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: By appointment with the selling agent Lodge & Thomas.

Directions: From the crossroads at the centre of St Mabyn Village, with the St Mabyn Inn and Parish Church behind you, head north signposted for "St Tudy". Proceed for 1.3 miles, following the right hand forks and signs for St Tudy. The gated entrance to Lot 1 will be found on the left hand side and identified by a Lodge & Thomas for sale sign. Continue along the road for approx. 240 metres, and the gated entrance to the access strip to Lot 2 will be found on the right hand side and identified by a Lodge & Thomas for sale sign.

what3words

Lot 1: ///cropping.glassware.slicer

Lot 2: ///trade.spruced.shorthand



