

Over 40 acres of Land with Agricultural Building, Near Lanteglos-By-Fowey PL23 1NA



A single, ring-fenced block of productive agricultural land extending in area to over 40 acres, together with a useful agricultural building, situated in a rural location, a short distance from the River Fowey.

Guide Price £550,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is situated to the north east of the picturesque and historic town of Fowey and adjacent to the sheltered sailing waters of the Fowey River. Fowey town is within easy walking distance via the Bodinnick pedestrian and car ferry and the village of Polruan is also within easy reach. The land varies in elevation and benefits from extensive views over the surrounding countryside.

The Land

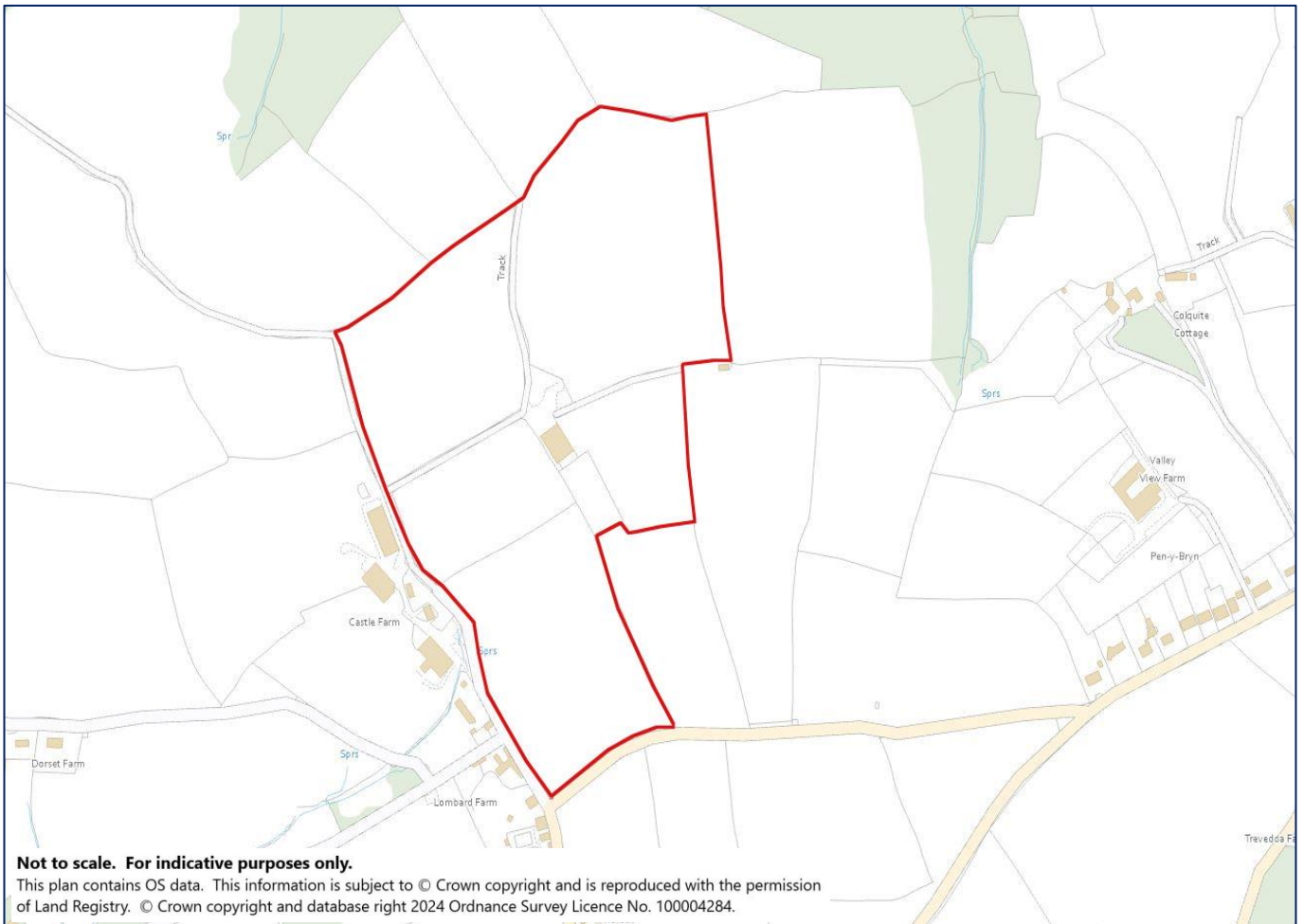
This fertile block of land is classified as Grade II on the Land Classification Map and is either level or gently sloping with varying aspects. The land has frontage to and access from a minor Council maintained country lane, as well as a stone surfaced track which leads between parts of the land to the agricultural building.

The building is almost centrally located within the land and is a useful livestock and general purpose shed, clad with corrugated sheeting and has dimensions approximately 30m x 22.5m.



The land is comprised with five handy size enclosures either down to grass or in arable production. The boundaries and internal divisions to the land are mainly Cornish stone and earth hedges.





Services: Mains water is connected to the land. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

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.

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: [what3words///popping.proper.mysteries](https://www.what3words.com/popping.proper.mysteries)

