

The Stables & 11.4 Acres of Land, Colbiggan, Roche, St Austell PL26 8LJ



An opportunity not to be missed by equestrian enthusiasts!

11.4 acres of level grazing land fenced to create numerous enclosures together stabling providing two double and five single stables centred on a turnout yard, all with electric. Including storage container with other containers available.

Situated in a quiet off-road location fringing Retire Common.

Offers in the Region of £225,000 Freehold

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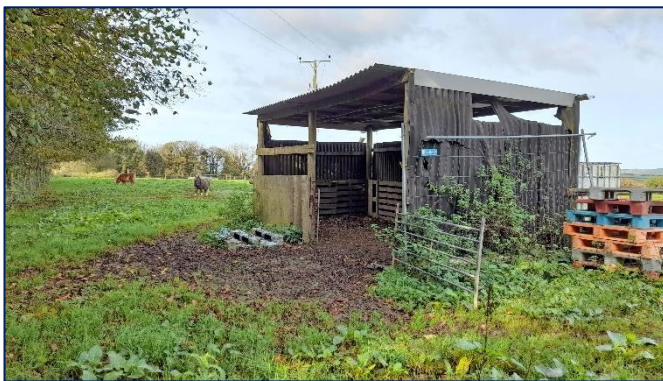
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

A super opportunity for the equine enthusiast is provided with this excellent 11.4 acre set-up. The current owner has created a wonderful refuge for her rescue ponies and horses, centred on a sheltered turnout yard around which are two double and five single stables plus tack room, all with electric.

To one side is a storage container and nearby is a small aviary and chicken run. Two further Welfare containers are available by separate negotiation.

From the yard and stables there is easy vehicular access onto the 11.4 of level grazing. It has been divided into eight enclosures with post and wire fencing and to one side is a field shelter/hay store. The majority of the boundaries are mature Cornish hedging.



Overage Clause: The land is to be sold subject to an Overage Clause whereby, if for a period of 10 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 10% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

Services

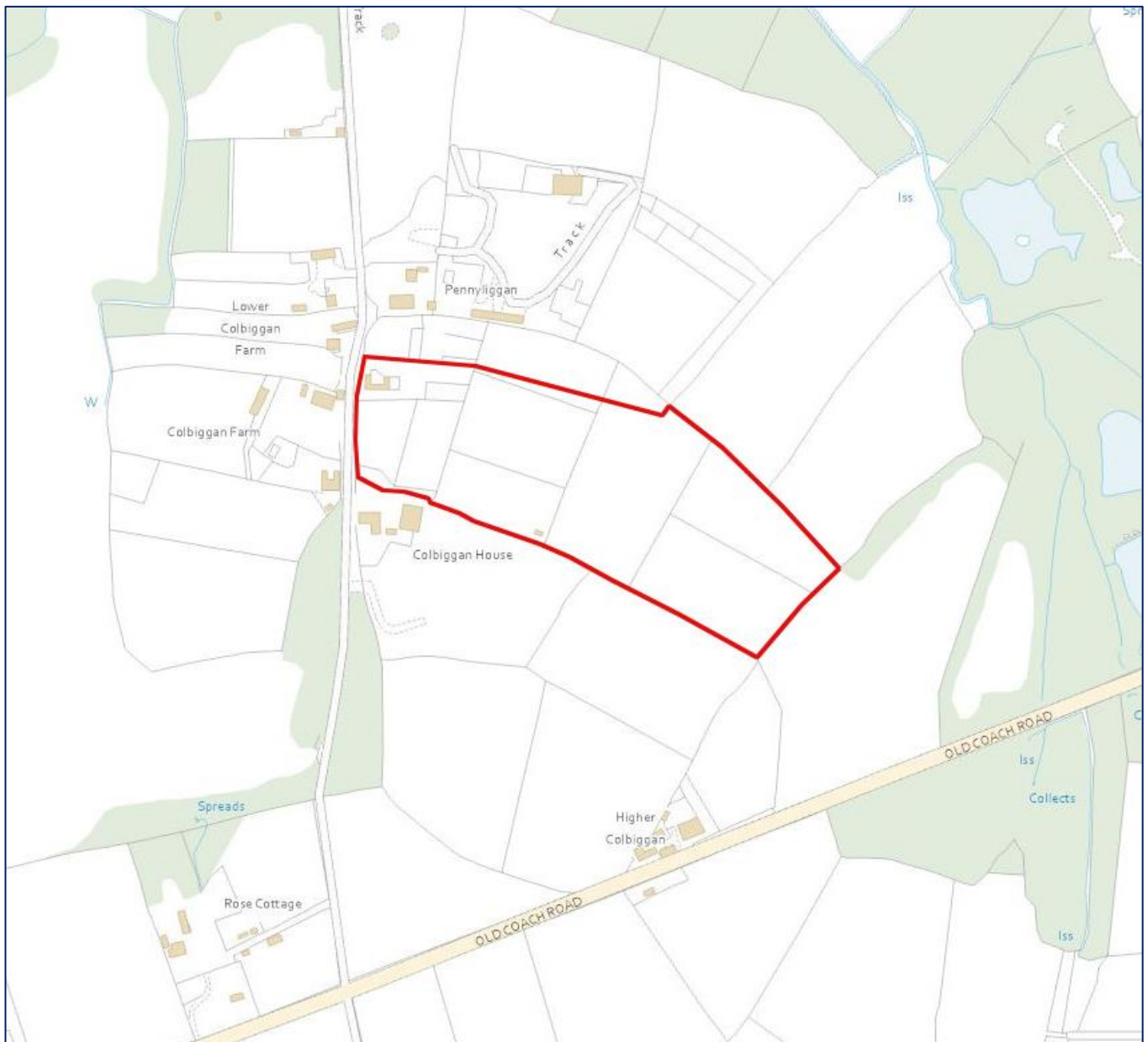
Mains electricity is connected. The vendor harvests rain water and it is believed a neighbour has a borehole. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The Vendor contributes £20 per month toward the upkeep of the lane.

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.

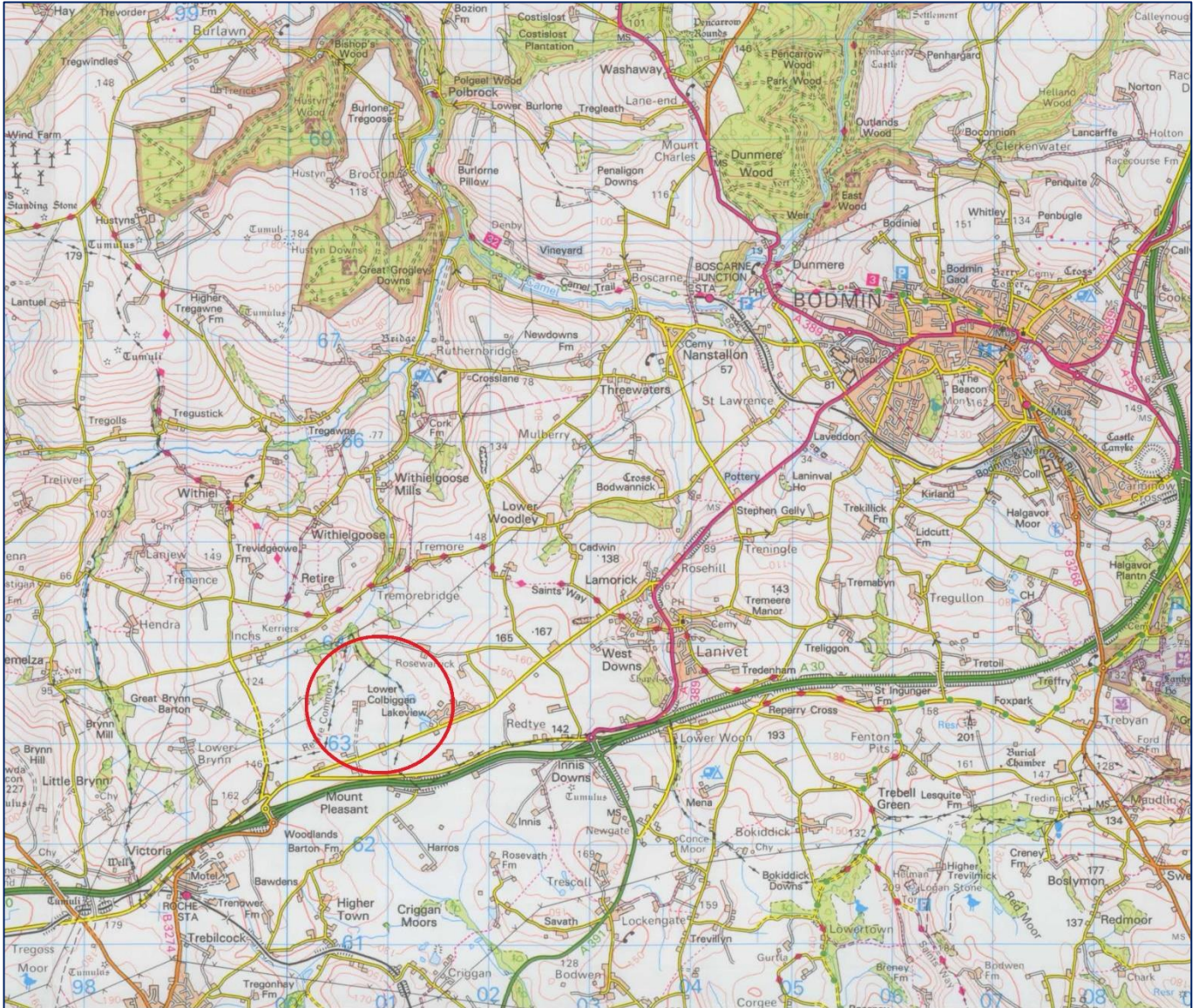


Not to scale. For indicative purposes only.

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Location

The property is tucked away down a private lane, together with a number of neighbours providing security. This appealing off-road setting is conveniently located 1 mile off the roundabout at Cornwall Services on the A30. Nearby in Lanivet, there is a village shop (2½ miles) and a larger range of amenities can be found within the former County town of Bodmin (5 miles). The access lane also provides access to Retire Common providing excellent riding out away from main roads.



Viewing

Strictly by appointment and to be accompanied with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Cornwall Services roundabout on the A30 take the exit signposted Lanivet and then take the second exit on the left onto the Old Coach Road. A short way on the left hand side after a sign 'eggs for sale' take the next left signposted Colbiggan. The land for sale is accessed by a gate on the right hand side shortly after Colbiggan House.

[what3words///salon.removers.fade](https://www.what3words.com/salon.removers.fade)