

## 66.1 Acres of Land at Trevorrick, St Merryn, Padstow PL28 8PR



A superb ring fenced block of prime arable freehold agricultural land extending in area to 66.1 acres or 26.75 hectares or thereabouts.

***As a whole or in lots***

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land is comprised within a single ring fenced block and extends in area to **66.1 acres** or **26.75 hectares** or thereabouts.

The land is contained within seven level or only gently sloping, good size, easily worked enclosures with mainly Cornish stone and earth hedges as the boundaries and internal divisions.

This productive block of land has been used recently to grow a variety of arable and brassica crops and in the past for grazing livestock and making hay or silage.

The land is described as Grade III on the Land Classification Map for the area.

With accesses available at both the western and eastern ends, the land is available as a whole or could be divided into two lots.



## Services

Separately metered mains water is connected with four cattle drinking troughs installed. These services have not been tested therefore no guarantees can be given. Interested parties are advised to make their own enquiries. 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. In particular, a gas main passes through the land close to the north western boundary. A short section of public footpath passes over part of the land (shown pink on the attached plan).

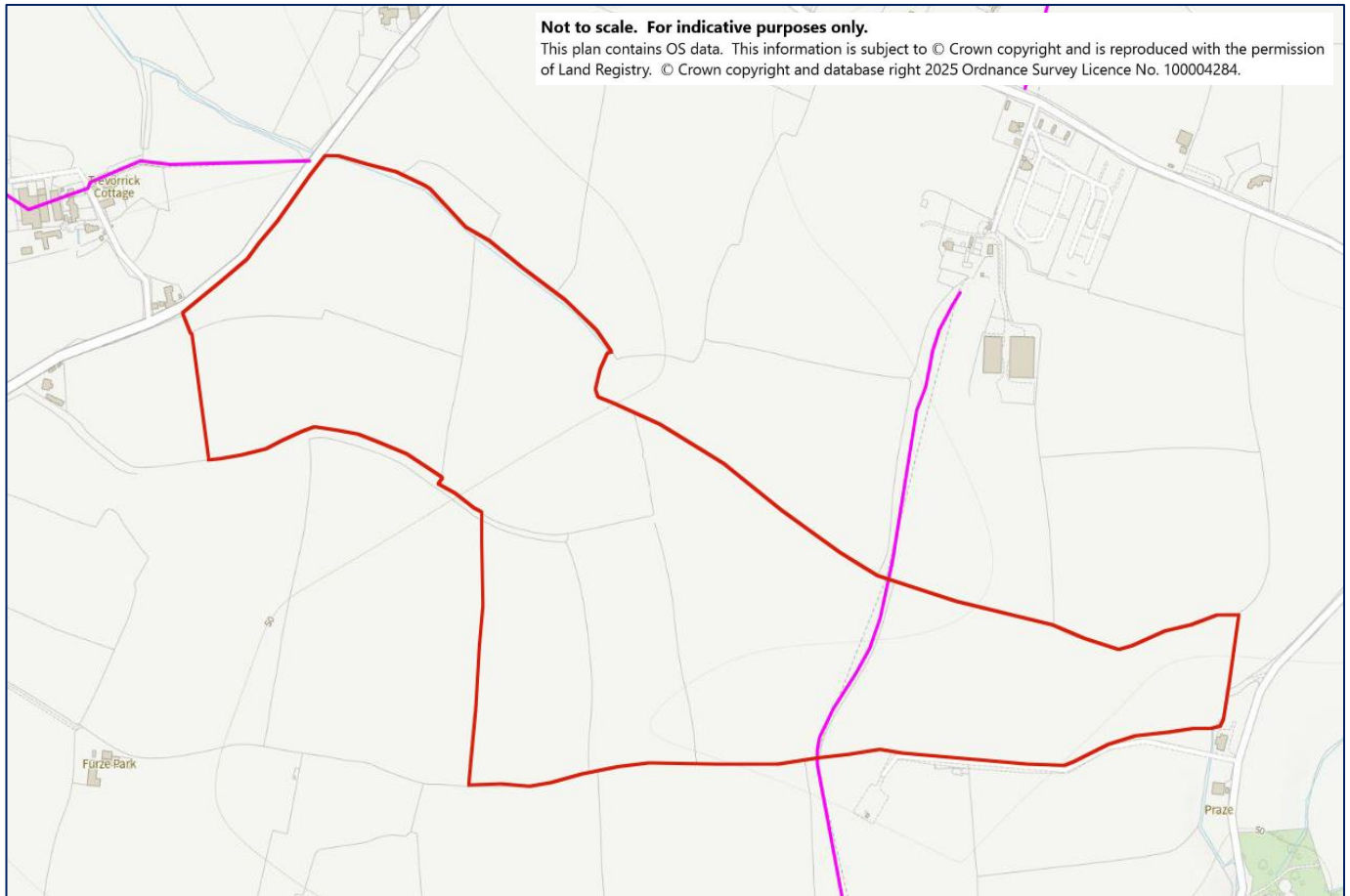
## Particulars & Plan

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.



## Location

The land is situated in mid-North Cornwall in the well-respected farming district between the villages of St Merryn and Porthcothan and a short distance to the south of Treyarnon Bay. The popular harbour town and tourist resort of Padstow is 4 miles by road to the north-east and the larger former market town of Wadebridge is 9 miles by road to the east. The land has frontage at its north-western boundary to the B3276 road which leads from Porthcothan to St Merryn with a gated access directly from it. At the eastern end of the land, there is a second access via a short stone surfaced track which leads from the minor Council maintained road.



## Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

There are accesses into the land at both the western and eastern ends.

The western entrance - **what3words**///stared.flood.winds

The eastern entrance - **what3words**///contained.fidgeting.union



