

6.6 Acres of Land at Cliff, Lerryn, Fowey, Cornwall PL22 0NT



6.62 Acres of versatile land | Exceptional River Fowey views

Three roadside access points | Grade II on the Land Classification Map

A tremendous parcel of approximately 6.62 acres set in an exceptional position in the quiet hamlet of Cliff, enjoying spectacular views over the confluence of the River Fowey and River Lerryn.

Guide Price: £100,000 Freehold

The Land

Extending to approximately 6.62 acres (2.68 hectares), this parcel is laid out across four enclosures and benefits from three points of roadside access.

Currently cloaked in natural growth, the land supports a diverse array of native flora and fauna, including established hedgerows that provide important habitats. With a programme of clearance, topping, and reseeded, it could be transformed into flourishing pasture over time. The land presents a rare opportunity to create a versatile and productive holding, with potential for a variety of amenity or agricultural uses, subject to the necessary consents.

Located in the peaceful hamlet of Cliff, the property occupies a highly desirable position, offering excellent privacy and commanding attractive views over the confluence of the River Fowey and River Lerryn. The land lies on the opposite bank of the River Fowey from Golant, approximately three miles upstream from Fowey, providing a particularly idyllic and accessible setting.

The land is classified as Grade II (Very Good) on the Land Classification Map.



Services

No mains services connected to the land. Overhead wires cross the land. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

Location

Situated on the east bank of the River Fowey, the hamlet of Cliff offers exceptional, uninterrupted views and provides a peaceful alternative to the busier nearby coastal towns. The surrounding countryside is particularly rich in wildlife, with the quieter months bringing a variety of birdlife, including egrets, herons, and kingfishers. The area lies within the Cornwall Area of Outstanding Natural Beauty (AONB), ensuring the preservation of its unspoilt character.



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

Directions

From Lostwithiel, take Liddicoat Road and turn right onto Cott Road, continuing onto Lanwithan Road for approximately 3 miles. On entering Lerryn, follow Fore Street for around 0.6 miles, then bear right at the junction. The land will be found on the right-hand side as you head down towards Cliff and the creek.

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