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Land At Lower Polgrain Bodmin, PL30 5PR

58.27 Acres of productive arable and pasture land with generous road frontage

Winnard's Perch/A39 2.5 miles A30/Victoria 4 miles Wadebridge 6.5 miles

• As A Whole Or In 3 Lots • Stock Proof Perimeter Boundaries • Spring Fed Water Troughs • Mains Electricity Available • 9 Practical Shaped Fields • 7 Roadside Gateways • Stream Frontage • 58.27 Acres In All •

Guide price £370,000

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SITUATION

The land is located approximately 2.5 miles to the east of the Winnard's Perch roundabout on the A39 and approximately 4 miles north west of the Victoria Junction on the A30, roughly mid-way between the villages of Rosenannon and St Wenn. It lies in some particularly attractive countryside with fine, far reaching views over generally unspoilt Cornish countryside, yet close to the magnificent North Cornish coast. The land is in an area of good quality agricultural land, classified as Grade III on the Agricultural Land Classification Maps.

Whilst many of the fields have internal gateways between them, there are 7 gateways onto the road. The land enjoys generous road frontage on the road to the east, between Polgrain Turning and Rosenannon and on the road from Winnard's Perch to St Wenn. The land is bordered by a stream to the north.

DESCRIPTION

The land extends to 58.27 Acres (23.58 hectares) and lies between 70 metres and 150 metres above sea level within 9 enclosures. The perimeter boundaries and some of the internal boundaries are generally stock-proof. The fields are mostly surrounded by established Cornish hedges offering good shade and shelter. Almost in the centre of the land, set well back from the road, is a former abreast milking parlour surrounded by an area of concrete, accessed over an old track. Whilst in a run down condition, it may offer potential to form a new farmstead or perhaps even offer some conversion prospects, subject to obtaining the necessary planning consents.

Currently the most northerly and most southerly fields have been recently cropped with maize. Several of the other fields may also be suitable to be included within an arable rotation. Apart from one field that has been left fallow, and approximately 2 acres beside the stream to the north, the land appears to be reasonably free draining with no rushes.

The land is being offered for sale as a whole or in 3 lots as follows:

Lot 1: 45.22 Acres - Guide Price: £280,000

Lot 2: 11.05 Acres - Guide Price: £70,000

Lot 3: 2.00 Acres adjacent to the stream - Guide Price: £20,000

Lots 1 and 2 would suit a purchaser either looking to increase their arable acreage or somebody looking for highly productive pasture land, perhaps for a livestock enterprise or perhaps looking to create a new farmstead. Given the generous road frontage, there may be potential if desired, to sell off amenity size land parcels, perhaps at premium prices.

Lot 3 is an attractive stream-side parcel of land with road frontage, that is likely to appeal to amenity land buyers, perhaps with an interest in nature. There would be potential for various recreational uses, including camping, under the 28 day Planning Rule and there may be potential to plant trees, erect a building or dig a pond, subject to any necessary consents.



SERVICES

There is a network of spring fed water troughs. Mains water is connected to the former dairy buildings. Mains electricity crosses the land and is also connected to the former dairy buildings.

AGRICULTURAL SUBSIDIES AND ENVIRONMENTAL SCHEMES

The land has been claimed for agricultural subsidies and BPS entitlements can be included with Lots 1 and 2 or the whole. There are no Environmental Schemes affecting the land.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights such as are owned are included within the sale.

TENURE

The land is currently subject to a Farm Business Tenancy up until 21st September 2018. Depending on the timing of a sale, the land will be sold subject to this tenancy, or with vacant possession if completion is after the end of the tenancy. All of the water troughs and fencing apart from the livestock handling area (beside the former abreast parlour), which comprises some gates and posts and rails, belong to the Landlord and are included within the sale. The tenant shall have 1 month from completion to remove the handling area if he wishes to.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of any electricity or

telephone equipment crossing the property, together with any restrictive covenants or public or private rights of way. There are no restrictive covenants limiting the use of the property. A public footpath diagonally crosses the most southerly field.

PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to the sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

VIEWING

Viewing of the property is strictly by prior appointment through the vendor's appointed agents, Stags Wadebridge Office.

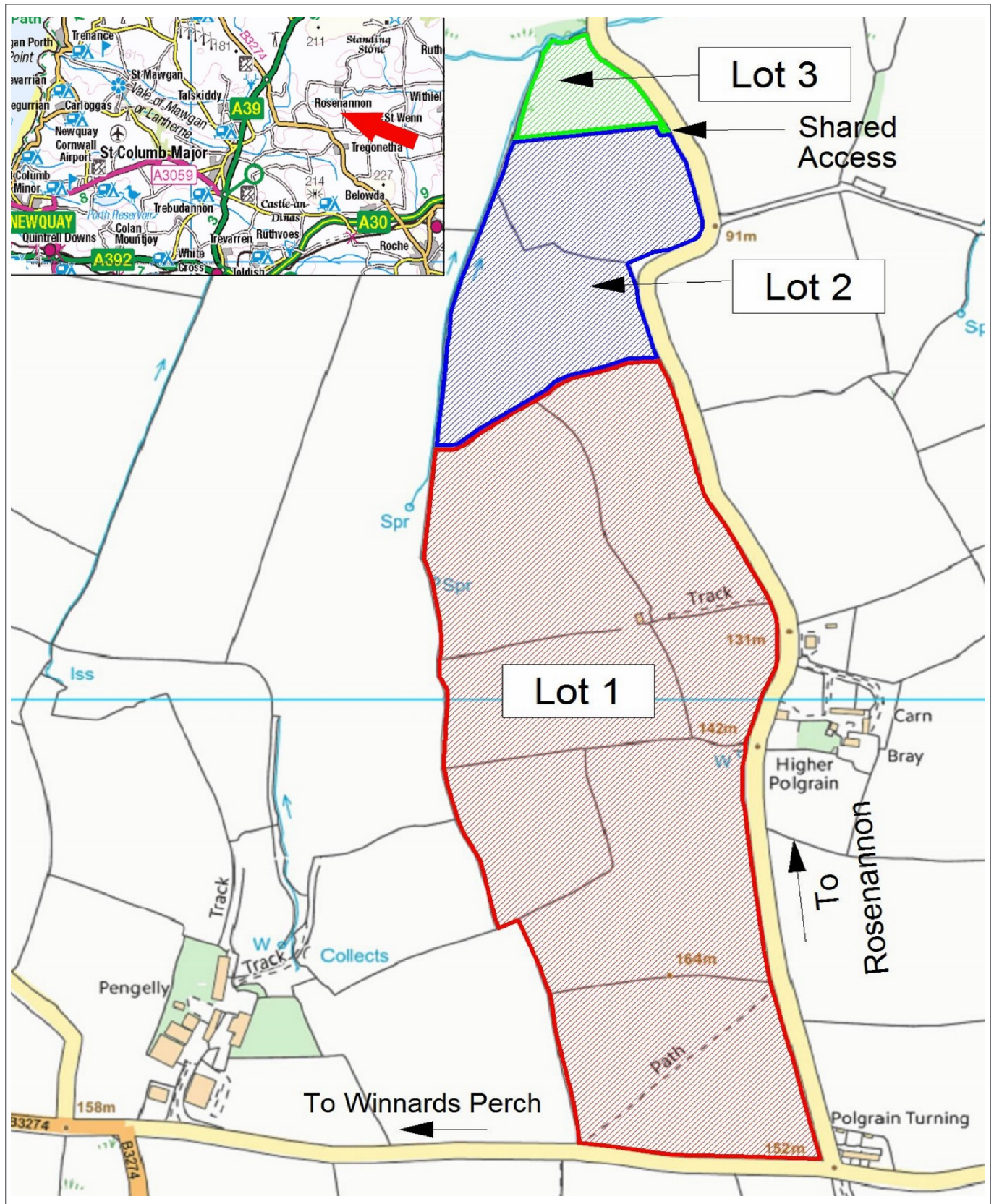
WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock. Please leave all gates as found.

DIRECTIONS

From Wadebridge proceed in a southerly direction along the A39 towards St Columb Major and the A30. At the Winnard's Perch roundabout take the 1st exit. Proceed for approximately 2.2 miles and fork left on a sharp right hand corner, signposted St Wenn. Proceed for another 400 metres and the land starts on your left hand side. Take the 1st turning on the left at Polgrain Turning and the land continues on your left until the bridge over the stream. For Sale boards have been erected on both roads.





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