



Land and Woodland at Treworder Barton

Wadebridge, Cornwall

Carter Jonas

Land and Woodland at Treworder Barton Wadebridge Cornwall PL27 6HX

A single arable field bordered by broadleaf woodland, situated in a tranquil location and amounting to approximately 8.57 acres in all.

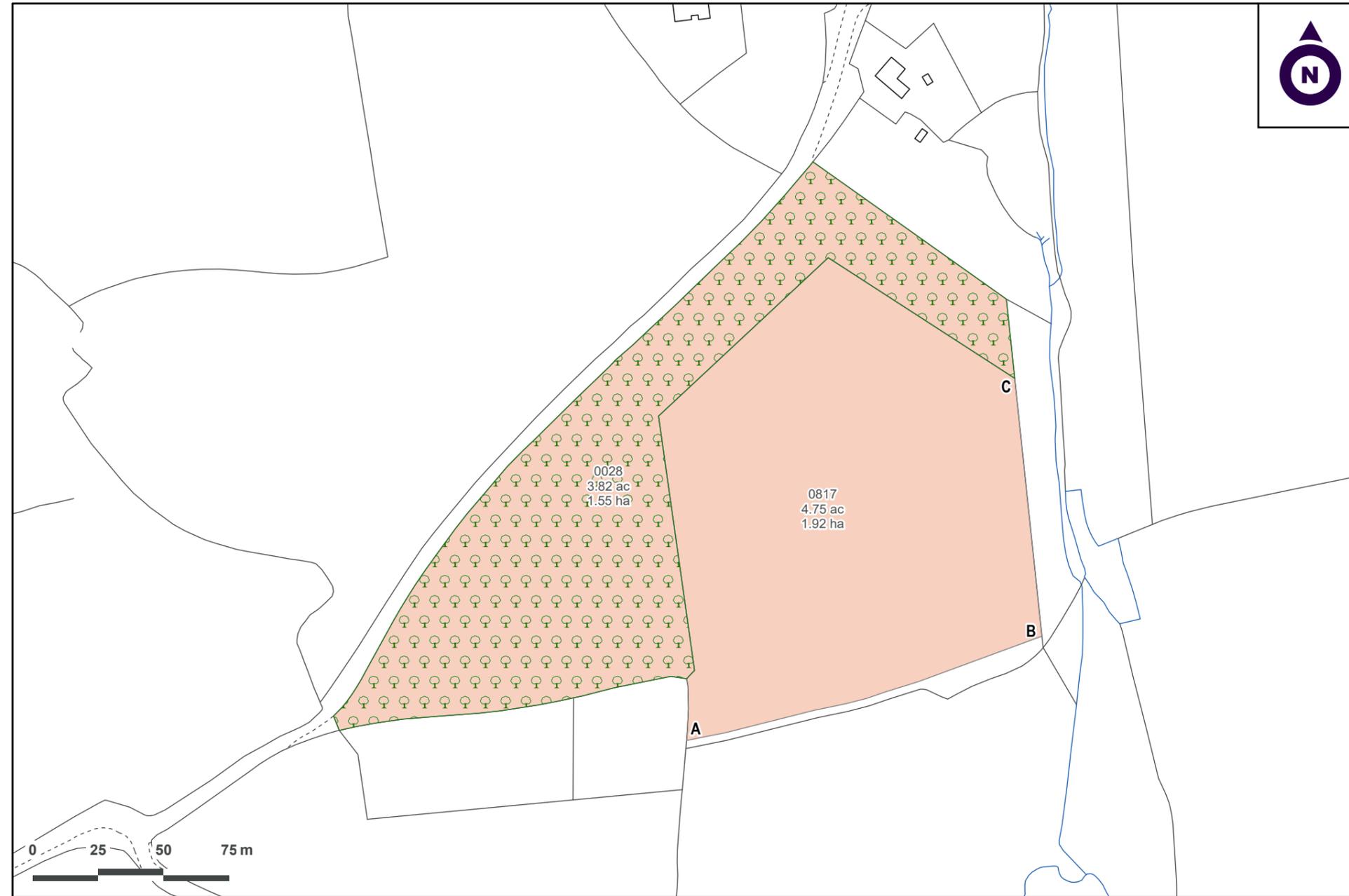
An opportunity to purchase a delightful parcel of land and woodland situated in a peaceful, yet convenient location just over a mile from the town of Wadebridge.

The land is very gently sloping and is bordered to the north and west by broadleaf woodland consisting of eucalyptus plantations. The property benefits from south-easterly rural views and offers potential for a variety of different uses.

In all extending to 8.57 acres (3.47 ha).

For sale by private treaty.

Carter Jonas



© Crown Copyright and database rights 2024 OS 100004458



Property

The land element of the property comprises a generally level arable field with a southerly aspect and amounts to approximately 4.75 acres. It is currently planted to spring barley which will be harvested prior to completion of the sale.

To the north and west of the field are 9/10 year-old eucalyptus plantations which total approximately 3.82 acres and provide the land with excellent shelter from the elements and a high degree of privacy. The parcel is rich in wildlife, and it is likely to attract interest from parties with equestrian, conservation, or recreational interests. It might also be of interest to those looking to create their own smallholding, or with an interest in viticulture.

Location

The property lies in attractive Cornish countryside and is situated in a convenient position being just over a mile from the town of Wadebridge. The town offers a comprehensive range of leisure and shopping facilities as well as access to the popular Camel Trail which offers scenic cycling and walking between Bodmin and Padstow.

Benefitting from its own private access, the land is surrounded by a network of country lanes offering ample opportunity for local out-riding. The property is within easy reach of the Cornish North Coast and a number of popular beaches including those at Rock and Polzeath.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Basic Payment Scheme

No entitlements are included with the sale.

Environmental Schemes

It is understood that the woodland remains subject to an English Woodland Grant Scheme (EWGS). The incoming purchaser agrees to comply with the obligations of this agreement and maintain the woodland in accordance with the terms of the EWGS contract for the remaining duration of the agreement.

The arable field has previously been included within an active Countryside Stewardship Middle Tier scheme, although it will be removed from this agreement prior to completion and will therefore not be subject to continuing management obligations.

Further details are available from the agents upon request.

Designations

The land lies within the Camel River catchment area.

Fencing

Within 6 months of completion the purchaser will be required to erect a stockproof fence between the points marked A to B and B to C on the plan.

Wayleaves, Easements & Rights of Way

There are no public rights of way over the land.

Services

Electricity – although not currently connected, mains power cables run over the land, and a mains connection could be sought via the usual utility provider process.

Water - mains water pipes run under the land and a mains connection (either direct or via a sub-meter) can be provided as part of the sale.

Sporting, Timber & Mineral Rights

Sporting and timber rights are included. Mineral rights are excluded.

Local Authority

Cornwall Council

New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Interested parties can view the land and woodland at their own convenience, subject to prior arrangement with the agents.

Directions

From Wadebridge proceed southeast along Egloshayle Road for approximately 1 mile before reaching the A389. Turn left, signposted Truro and Bude. After approximately 125 metres turn right onto Treworder Lane. Proceed along this road for approximately 0.75 miles and the entrance gateway to the land and woodland can be found on the right-hand side, where a for sale board has been erected.



/// flickers.chimp.nutrients



Truro

07393 269 425 | chris.anderson@carterjonas.co.uk
07977 705 290 | george.olver@carterjonas.co.uk
Peat House, Newham Road, Truro, Cornwall, TR1 2DP

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE