



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.

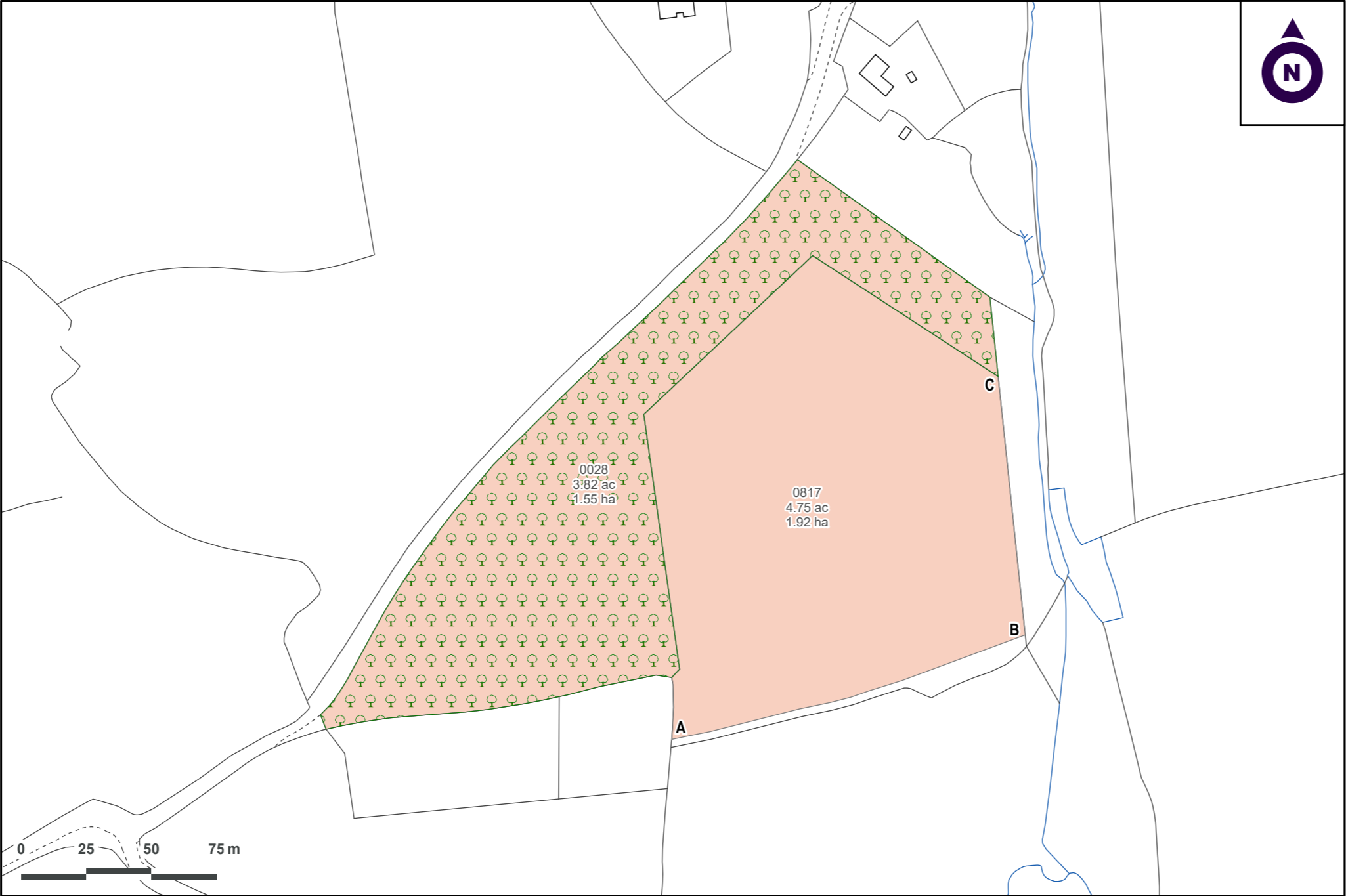
An opportunity to purchase a delightful
parcel of land and woodland situated in a
peaceful, yet convenient location just over
a mile from the town of Wadebridge.

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



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 outriding. 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

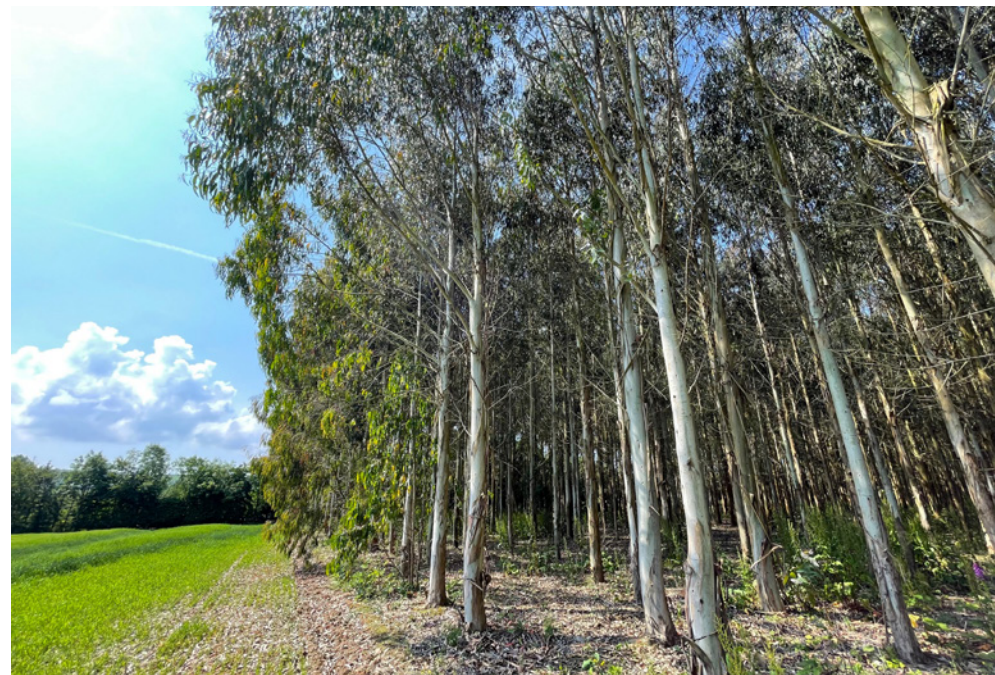
Interested parties can view the land and woodland at their own convenience, subject to prior arrangement with the agents.

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.



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Truro

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