



Land West of Braddock VA C of E School , East Taphouse,
Liskeard, Cornwall PL14 4TB

A parcel of development/amenity land with a range of useful sheds on a concrete pad, extending to approximately 5.54 acres in all of predominantly pastureland, situated on the edge of the village of East Taphouse.

East Tapehouse 0.4 .miles Liskeard 5.5 miles

• 5.54 Acres of Land • Range of Sheds • PA 21/01849/PREAPP • Two Gateways • Close to Village Amenities • Far Reaching Views • Viewing By Appointment Only

Offers In Excess Of £95,000

01566 774999 | launceston@stags.co.uk

SITUATION

The land is situated on the edge of the village of East Taphouse with a garage/general store catering for day to day needs. A more comprehensive range of amenities can be found at Liskeard some 5 miles away with shops, supermarkets, doctors, dentists and veterinary surgeries, places of worship and leisure centre.

DESCRIPTION

Accessed off a public road are approximately 5.54 acres of well tended pasture with a range of useful sheds on a concrete base. This amenity land is ideal for equine use or just enjoyed as open space to rewild, grow your own vegetables or walk the dog. Mains services are located in or closed by the field, some of which require connection. The land benefits from a pre application, details of which can be found on the Cornwall Council website; PA21/01849/PREAPP Proposed development of 5 dwellings , Land West of the Primary School in East Taphouse.

SERVICES

We have been advised that mains water is available. An overhead electricity line is located on the land, which may be suitable for connection. A gas pipe also runs across the field. Purchasers must satisfy themselves on these points and any connection matter taken up with the relevant suppliers of these services.

LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way.

AGENTS NOTE 1

The land is currently offered for sale with an Overage for any further Open Market Development. Please contact the agent Stags for more information.

AGENTS NOTE 2

The land is currently offered for sale with the benefit of a pre application details of which can be found on the Cornwall Council website; PA21/01849/PREAPP - Proposed development of 5 dwellings , Land West of the Primary School in East Taphouse.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

WARNING

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

DIRECTIONS

From Liskeard, take the A38 towards Bodmin and at Dobwalls roundabout, take the second exit onto the A390 to St Austell and follow this road to East Taphouse. Continue through the village and as you leave the village take the left hand turning signed B3359. Take the first left hand turn towards the Braddock School and the land is located on the right hand side identified with a Stags For Sale sign.



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