



Lot 3 at Ridgegrove Farm , Ridgegrove, Launceston,
Cornwall PL15 9QP

**Productive south-facing pasture with road
frontage, on the edge of Launceston**

A30/Centre of Launceston 1.5 miles - Okehampton 18 miles - Crackington
Haven/Coast 17 miles

• 2 Well Fenced Fields • Grade 3 Land • Relatively Free Draining • Less Than a Mile
From Launceston Town Centre • Private Setting with Fine Views • Conveniently Located
For A30 • Productive Pastureland • 15.86 Acres In All (Further 46.21 Acres Available)

Guide Price £110,000

01566 774999 | launceston@stags.co.uk

SITUATION

Ridgegrove Farm enjoys a delightful position within the attractive rural Kensey Valley. The farm is conveniently located just outside Launceston and 1.5 miles from the Launceston A30 junction, yet in a very peaceful and private position.

At Launceston there is access to a comprehensive range of shopping facilities including supermarkets, wide range of shops, banks, professional services, agricultural suppliers, veterinary surgeries, doctors, and dentists, together with a leisure centre, two testing 18 hole golf courses and numerous sports and social clubs.

There are some of the country's best surfing beaches just 17 miles away to the west. As well as sandy beaches there are cliff top walks along the rugged North Cornish coastline and excellent opportunities to sail, gig row and fish.

Dartmoor National Park lies 11 miles to the SE and again offers excellent walking and outdoor pursuit opportunities. The A30 trunk road connects the cathedral cities of Truro and Exeter and provides dual carriageway access to the National Motorway Network at Exeter.

DESCRIPTION

The land is relatively free draining productive south facing pasture, currently enclosed within 2 well-fenced fields. The land is classified as Grade 3 on the Agricultural Land Classification Maps. There are wonderful views over the countryside with the majestic Dartmoor hills as a backdrop.

It is likely to appeal to local established farmers looking for productive grazing land. It could also suit horse grazing or an investor or a new entrant to farming.

There is potential to erect stables, a field shelter or a modest farm building, subject of course to obtaining any necessary consents.

ADDITIONAL LAND

The adjoining Ridgegrove Farm is also available:

Lot 1 - Private riverside lifestyle farm: 4 bedroom farmhouse and buildings including handsome 2 storey stone barn with potential (STP). Productive pasture

Lot 2 - 13.21 acres of pasture on the opposite side of the river/former railway line from the farm and running up to the main road between the Rugby Club and town. This comprises 3 fields, with long road frontage.



SERVICES

There are no mains services connected. Mains water is believed to be available for connection nearby. Purchasers must satisfy themselves on this point.

AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The land is registered for the Basic Payment Scheme (BPS) and the appropriate number of entitlements can be included. The land is currently entered into a Mid Tier Countryside Stewardship agreement (Agreement number: 1058258) until 31/12/2025, with mainly hedgerow options. The buyer will be required to take over the agreement and shall receive the future payments.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The land is held freehold and will be sold with vacant possession upon completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights such as are owned are included with the freehold.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements, along with any public or private rights of way that may affect it. The Ordnance Survey Plan shows a public footpath crosses the NW corner of Lot 3. The vendor is not aware of any other rights of way that affect the land.

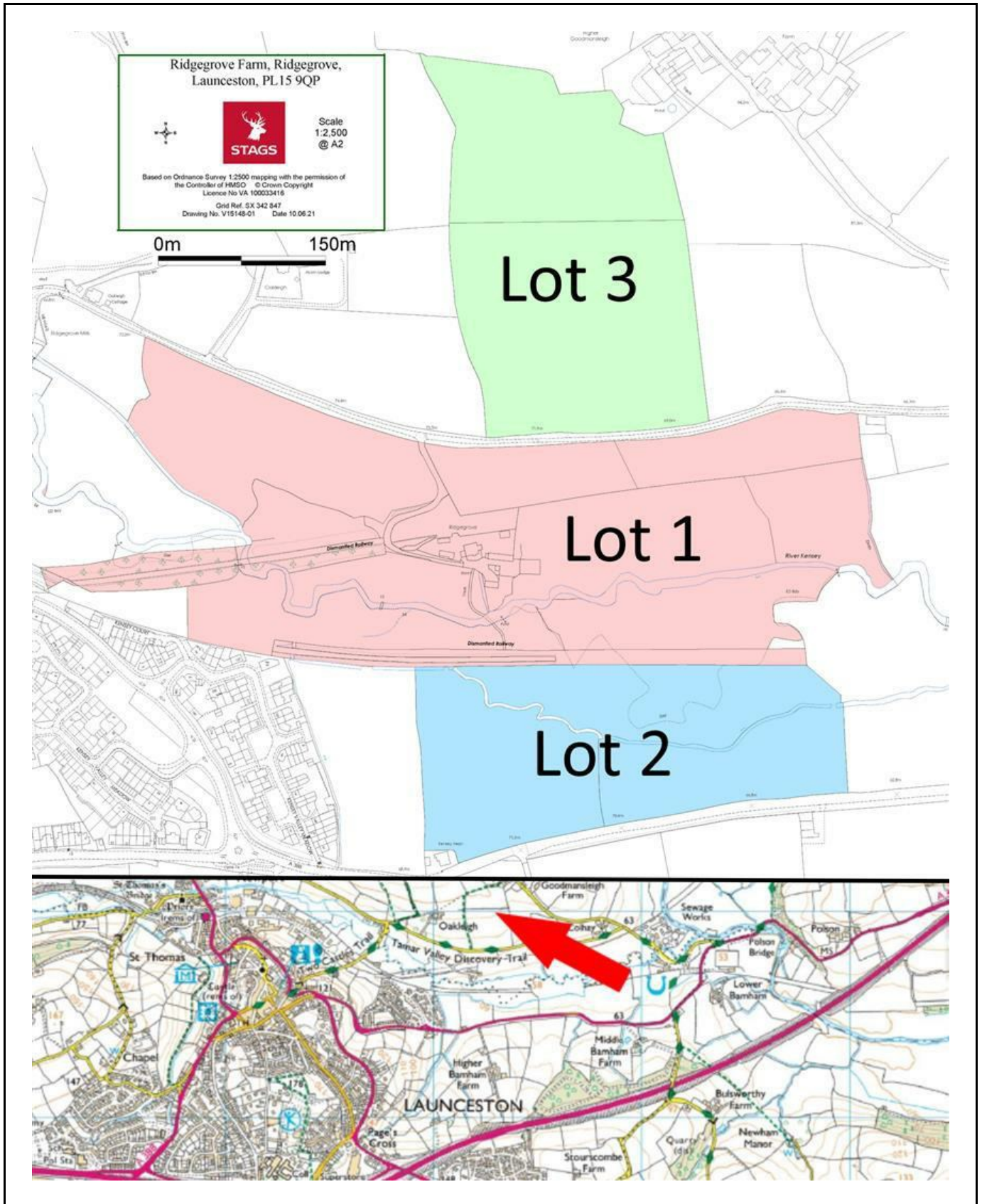
VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags. 01566 774999.

DIRECTIONS

From the Stags Office in Launceston,, continue on the main road, past the castle, down the hill and over the river. At the roundabout, take the 3rd exit towards Holsworthy. Continue over the next roundabout. Take the first turning on the right onto Ridgegrove Lane. Proceed along this lane for just over half a mile. The entrance to the land is on the left, 530m after the turning to Ridgegrove Hill on the right. A For Sale Board has been erected on the opposite side of road, outside the farm entrance, just before the land entrance.





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