



Land South of Crockett , Kelly Bray, Callington, Cornwall
PL17 8HG

About 17.71 acres of pasture with access drive
and planning permission for an agricultural building

Kelly Bray 1.1 miles - Callington 2.3 miles - Launceston 9.2 miles

- 17.7 acres of land • Planning permission for agricultural building • Borehole water supply • Direct gated access from public highway • Smallholding • Freehold

Offers In Excess Of £200,000

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SITUATION

The land is situated about 1.1 miles north of Kelly Bray and 2.3 miles north of Callington in East Cornwall. Kit Hill lies about 3 miles south east of the land from which views of the surrounding area can be enjoyed.

The surrounding area is attractive and rural but well connected to larger towns and the A30 which is situated about 8.8 miles north at Launceston by the A388. Callington benefits from a good range of local amenities including a supermarket but Launceston has a much larger range of services and amenities suited to a regional town.

DESCRIPTION

The land extends to approximately 17.71 acres, comprising 4 permanent pasture fields with mature hedgerows which offer a mix of grasses, herbs, wild flowers and berries. A 5th sloping field facing east has mature growth and a stream running along the boundary.

There is a concrete aproned/stoned walled entrance off the highway to a hardcore drive which leads to the centre of the holding where a hardstanding working yard has been formed to service the land, handle livestock and store timber. Planning permission exists for a steel frame agricultural building to be erected on the yard.

Most recently, the land has been used for cattle grazing and

hay production. The land has been managed in a regenerative farming system promoting nature and soil health with over 2000 trees planted in areas of the property including Oak, Hazel, Sweet Chestnut and Black Walnut.

The land offers excellent views across to Dartmoor and nearby Kitt Hill.

SERVICES

No services connected

Water supplied by borehole (power supplied by generator)

Mains electricity passes over the land but a connection does not currently exist.

ACCESS

Direct access from the public highway

METHOD OF SALE

The property will be offered for sale by Private Treaty

TENURE AND POSSESSION

The property is sold freehold with vacant possession.

PLANNING PERMISSION

Planning permission exists for the erection of an 18 x 24 x 7 metre agricultural building for the storage of fodder, bedding, machinery, associated tools / equipment and winter lambing space.

PA15/09869



COVENANTS

The land is sold subject to Duchy of Cornwall Restrictive Covenants.

Full planning permission has been granted by Cornwall Council but Covenant consent is required from the Duchy Of Cornwall before the building is erected.

LOCAL AUTHORITY

Cornwall Council - www.cornwall.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting are owned and are included with the freehold. The mineral rights are reserved from the sale and are owned by the Duchy of Cornwall.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences

VIEWING

Strictly by prior appointment with the vendor's appointed agents

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

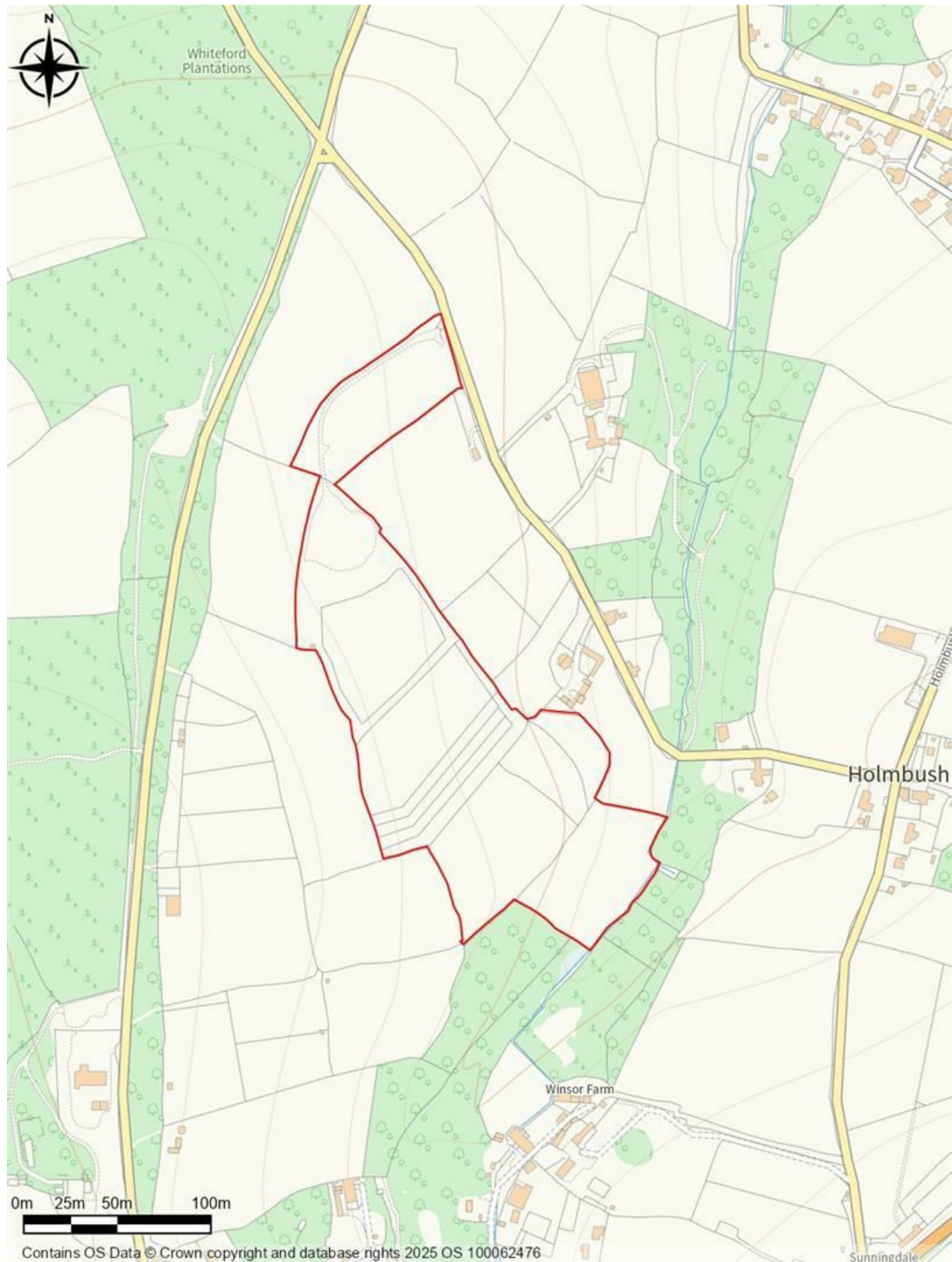
From Callington, head north on the A386 passing through Kelly Bray. Continue north on Stoke Road and take the right turn at Crockett sign posted "Crockett". Continue along the land for about 10 yards until the gated property entrance is found on the right.

What2words///slipping.cape.marine

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.