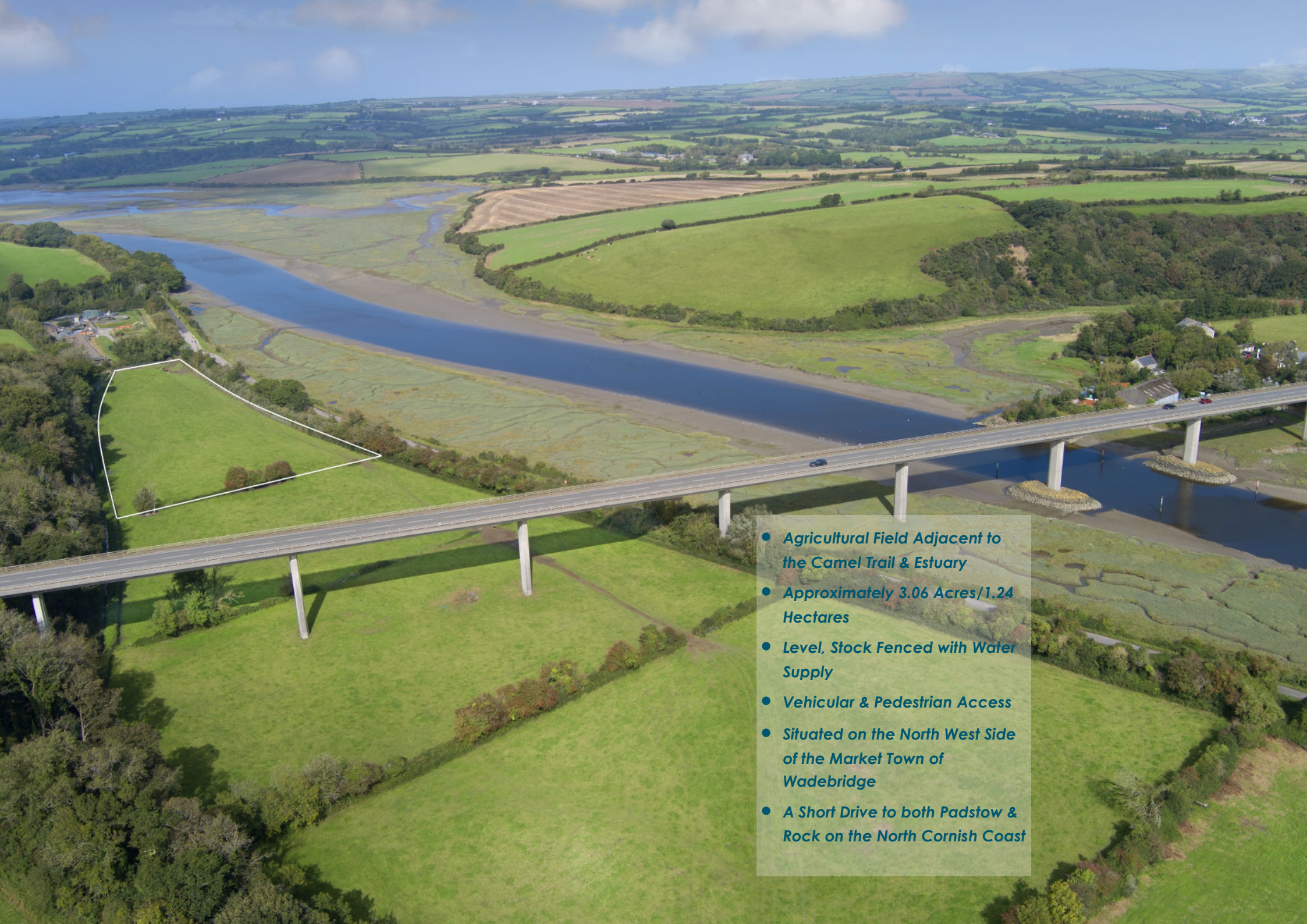





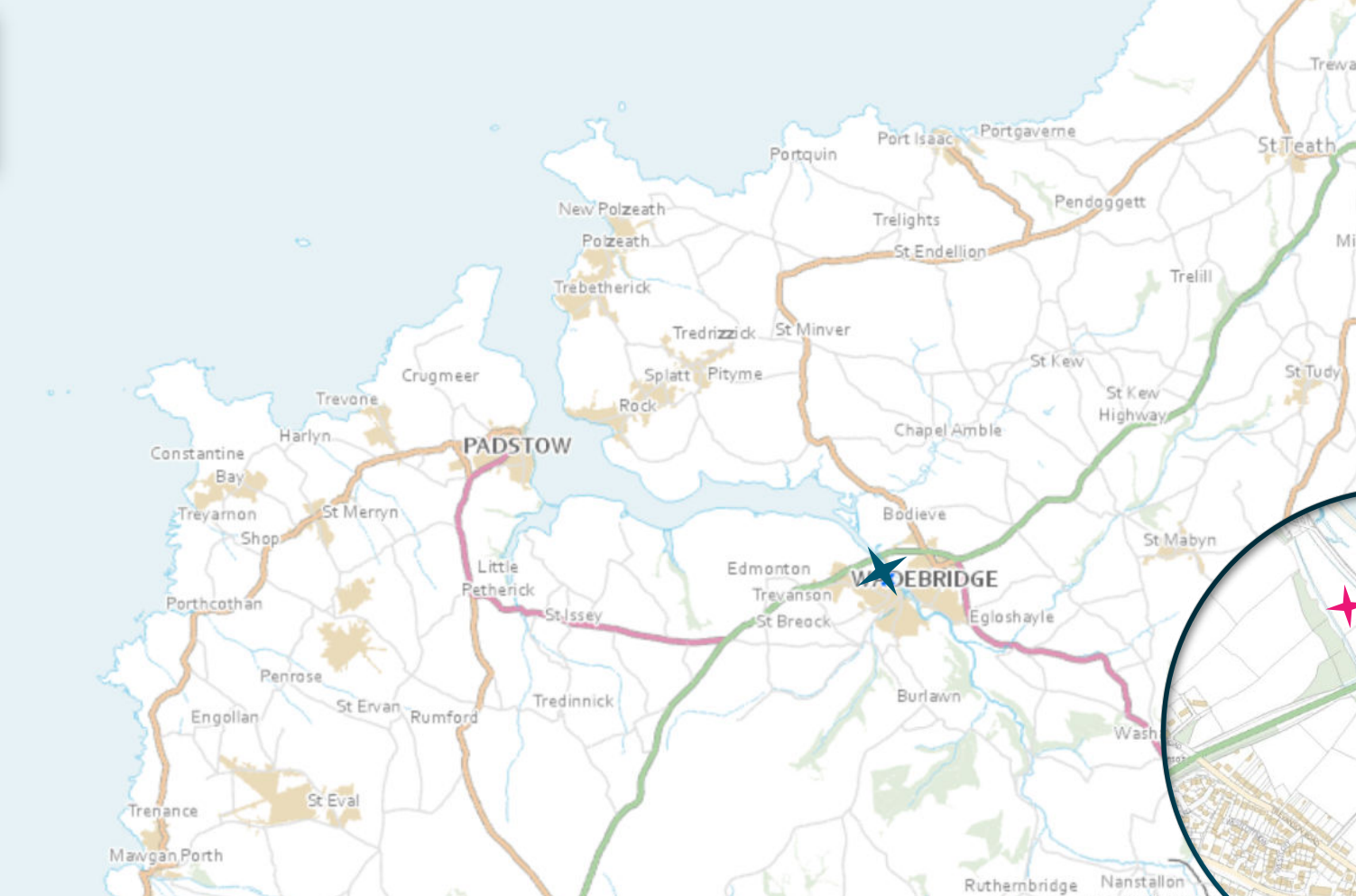
Jackie Stanley
ESTATE AGENTS



- *Agricultural Field Adjacent to the Camel Trail & Estuary*
- *Approximately 3.06 Acres/1.24 Hectares*
- *Level, Stock Fenced with Water Supply*
- *Vehicular & Pedestrian Access*
- *Situated on the North West Side of the Market Town of Wadebridge*
- *A Short Drive to both Padstow & Rock on the North Cornish Coast*

An aerial photograph showing a coastal landscape. On the left, a wide river flows towards the bottom left. A concrete bridge with multiple pillars spans the river in the upper third of the image. To the right of the river is a long, narrow strip of land covered in dense, low-lying green vegetation, possibly salt marshes. A paved path runs along the right side of this vegetated strip. To the right of the path is a large, rectangular green field outlined with a white line. The field is bordered by a line of trees on its right side. In the background, beyond the bridge, there are some buildings and more green fields.

This rare opportunity to acquire an agricultural field of approximately 3.06 acres/1.24 hectares is situated on the edge of the market town of Wadebridge, adjacent to the Camel Trail & Estuary.



The field is level and stock fenced with pedestrian and vehicular access on the North West side of town and is designated as Grade III on the Land Classification Map. The field is within the local AONB. The field is enclosed by mature shrubs and hedges alongside the stock fence having been used for grazing most recently with a water supply connected.

We understand there are no rights of way over the land. However, the sale will be subject to and with the benefit of all existing wayleaves and easements that may exist.

The thriving market town of Wadebridge offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately twelve miles distant with the nearest airport at Newquay approximately thirteen miles away with domestic and international flights.

To find the land, from the centre of Wadebridge follow Eddystone Road North West. At the roundabout, bare right onto the Camel Trail and follow the trail. Continue under the bypass and just before the South West Water entrance, the five bar gate to the field can be found on the left hand side. The postcode for satellite navigation is PL27 7AP. What3words: disengage.raves.patio

Land, Wadebridge, PL27 7AP

£75,000 Guide