



Land at Crylla

Minions, Liskeard, South-East Cornwall, PL14 6ER



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An excellent ring fenced block of some 141.4 acres of pasture land on the edge of Bodmin Moor.

- Productive run of pasture land
- Amenity woodland
- Natural water
- Freehold
- In all about 141.4 acres

Guide Price ~ £1,400,000



LOCATION

The land at Crylla lies to the west of the village of Minions, occupying an enviable position on the edge of Bodmin Moor, just south of Siblyback lake adjoining both an Area of Outstanding Natural Beauty and a World Heritage Site. One of the highest villages in Cornwall, Minions is renowned for The Hurlers, a striking group of ancient stone circles, and offers a pub, village shop/Post Office and café, together with excellent walking and riding country in all directions.

The nearby market town of Liskeard, approximately 5 miles to the south-east, provides a wider range of amenities, a mainline railway station and convenient access to the A38, linking to Plymouth to the east and Bodmin and beyond to the west. The South Cornish coast is just over half an hour away, offering an array of superb beaches, picturesque coves and vibrant harbour village

DESCRIPTION

Extending to approximately **141.40 acres** in all, the land at Crylla comprises a completely ring-fenced block of predominantly level agricultural land, divided into a number of useful-sized enclosures and enclosed by traditional stone walls. The land is currently utilised for the grazing of livestock and offers an excellent opportunity for continued agricultural use, with practical sized parcels well suited to grazing and general stock management.

Alternatively, the land could suit equestrian requirements, rural enterprises, biodiversity enhancement, habitat creation, or other conservation-led schemes, subject to any necessary consents.

The property further benefits from valuable grazing rights for up to 52 cattle on the adjoining common, providing additional capacity and flexibility for farming operations.

The neighbouring land is registered under the CROW Act, giving direct access to moorland for the walking and riding enthusiast.

Access is available via two rights of way leading to Gimble Mill and then across the adjoining moorland, as shown on the land plan

IMPORTANT INFORMATION

Method of sale: The property will be offered for sale by Private Treaty.

Tenure: The land is freehold with vacant possession upon completion.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Services: The land benefits from a natural water supply. No mains services are connected.

Local Authorities: Cornwall Council, Truro

Land Plans: Not to scale and for identification purposes only.

DIRECTIONS

Leaving highway = [///funky.unhappily.chairs](http://funky.unhappily.chairs)

Entrance to land = [///crumple.chimp.solve](http://crumple.chimp.solve)

On the main road heading south west from Minions, proceed for approx. 1 mile and see the entrance land to Gimble Mill. Please park here and proceed either on foot or by 4x4 to the entrance gate when viewing.

VIEWINGS

STRICTLY by appointment with Kivells.

CONTACT US

Please call to make an appointment.

T | 01409 259547

E | farms@kivells.com







Kivells Farms & Land Department Phone | 01409 259547 or Email | farms@kivells.com

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