

# LODGE & THOMAS

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## Approx. 30 Acres of Land at Land's End, Penzance, Cornwall TR19 7AE



In a spectacular position, a rare opportunity to purchase about 30 acres of coastal land near the famous Land's End tourist attraction enjoying fabulous sea and coastal views.

Available as a whole or in lots.

**Guide Price: £250,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

Land's End is in the parish of Sennen and is a mecca for most people when coming to Cornwall. Indeed, there are always many sponsored events between John O'Groats and Land's End. In a delightful unspoilt part of Cornwall, exhilarating walks lead along the 'Cornish Way', which are literally 'on the doorstep'. The nearby village of Sennen provides further amenities including a convenience store, church and cosy 17th century public house.

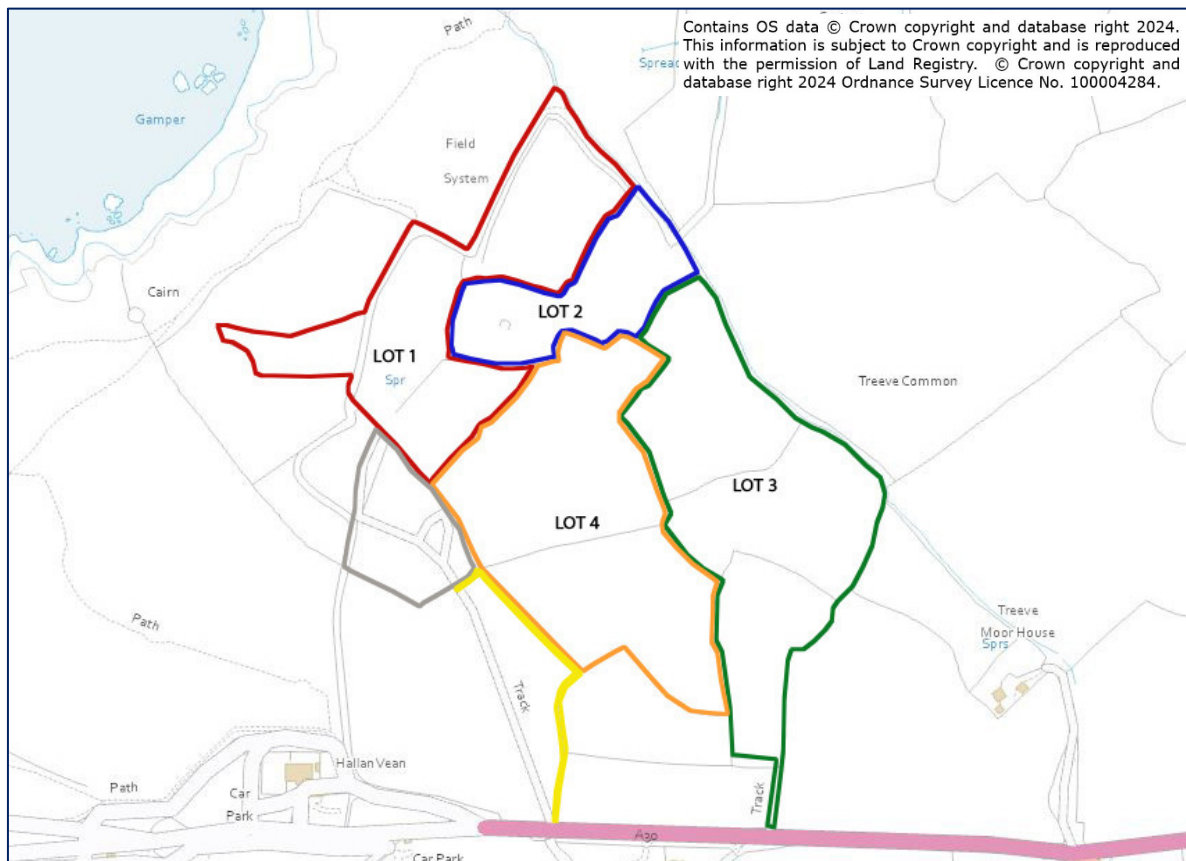
## The Land

The land is designated an 'Area of Outstanding Natural Beauty' and is approached from the A30 road via a narrow lane which is suitable for a small tractor to have access and is flanked by Cornish hedges creating a lovely introduction to the subject land. A further access across neighbouring land is marked yellow on the illustrative plan overleaf. Much of this land is a safe haven away from passing traffic and extends in total to almost 30 acres and comprises several meadows with a gentle north westerly aspect. The land is available as a whole or in lots and is likely to appeal to a wide range of purchasers but especially those in the locality needing land for ponies, horticulture, conservation or some other amenity use.

Of particular note are the Cornish granite hedges enclosing and dividing the meadows which are laid to grass and partly fenced for grazing and containing an abundance of flora and fauna.

## Guide Prices

Lot 1	Approx 6.86 acres	£35,000
Lot 2	Approx 2.98 acres	£25,000
Lot 3	Approx 8.75 acres	£100,000
Lot 4	Approx 8.71 acres	£110,000



**Land Registry:** The land is held in three Title Numbers CL258271, CL260056 and CL268156.

**Rights of Way:** The owner of the main access track is not known but access has been enjoyed for many years. A Public Footpath crosses a field on the western side, where there is a field gate leading to the Cornish Way. The right of way coloured yellow on the illustrative plan is believed to be a right to pass on foot with or without horses and livestock and with or without machinery at all times of day and night in connection with the use of the property. Certain areas of the land (shaded orange) are designated a public right of access on foot only under the Countryside and Rights of Way Act 2000.

**Services:** Metered mains water for the land. A further private meter from the Vendors' supply to adjacent land on the entrance is used to invoice for water used by the owner of this adjacent land who currently grazes horses. None of these services have been tested and therefore no guarantees can be given.

**Basic Payment Scheme:** There is no claim being made at present under the Basic Payment Scheme or any other Stewardship SWcheme.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars. The attached plan is not to scale and is for the purpose of identification only.

