

98 Acres of Land in West Cornwall, Near St Buryan

Higher Leah, St Buryan, Penzance, Cornwall TR19 6EJ



Offers Invited for the Freehold

A rare opportunity to acquire a large block of productive agricultural land situated within a renowned 'early' farming district, considered capable of double cropping and for growing a variety of arable horticultural and 'cash' crops, as well as grass for livestock grazing.

Situation

The land is situated within one of the most westerly parts of the West Penwith Peninsula where there are superb beaches at Porthcurno, Porth Chapel, Porthgwarra and Sennen. The area is renowned for its spectacular stretches of rugged coastline as well as the famous open air Minack Theatre. The nearby village of St Buryan provides useful facilities including shops and a pub and the south coastal harbour town of Penzance which is about 5 miles away, benefits from more extensive facilities and good transport links to the Isles of Scilly, mainline train service to London Paddington and the A30 trunk road to the east of the County.

The Land

The land is contained within a ring fence with mainly Cornish hedge boundaries and internal divisions.

A hard stone track leads along the western boundary giving access into the adjoining fields. The land is mainly contained within good size, level or gently sloping, easily worked enclosures, the majority, currently planted in daffodil bulbs. In the past, the land has been used for growing cauliflowers, maize, triticale and grass.

The land is within an Area of Great Historic Value and Great Landscape Value and is classified as Grade III on the Land Classification Map for the Area.



Tenure & Possession: The freehold of the land is for sale as a whole, subject to an existing Farm Business Tenancy which terminates on 6th July 2027. The land is let to Greenyard Flowers UK Ltd (now Varfell Farms Ltd) who are using the majority to grow a number of varieties of daffodils. Further details on application to Lodge & Thomas.

Stewardship Scheme: The land is currently within a mid-tier Stewardship Scheme which terminates on 31/12/2023.

Fencing Obligation: Within 3 months following the termination of the Farm Business Tenancy on 06/07/2027, the purchaser will be required to erect a stockproof fence on the north-eastern boundary of field no. OS 6400 where the land abuts land retained by former owners.

Services: The land is currently served by a natural water source from a well in addition to which there are springs and streams available for livestock. Mains water could be connected to the land and former owners have reserved the right to install a water pipe across the land to serve their retained property if required. Former owners of the land also retain the water reservoir tank situated on the north eastern boundary of field no. OS 6400 as well as any associated pipework serving their retained property. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

Wayleaves, Easements & Rights of Way: The sale of the land will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. In particular, the access track is also a public bridleway and a public footpath crosses part of the land in a north-south direction.

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.

Viewings: By appointment with the selling agent Lodge & Thomas.

Directions: [what3words///headstone.postage.tonight](https://www.what3words.com/#!/headstone.postage.tonight)



