

13.87 Acres of Land at Trevegean, St Just, Penzance, Cornwall TR19 7NX



An attractive block of agricultural land extending to 13.87 acres, lying adjacent to Lands End Airport, enjoying extensive countryside and coastal views.

Available as a whole or in two or more lots

Offers in Excess of: £150,000 Freehold (as whole)

ST JUST 2 MILES | LAND'S END 4 MILES | PENZANCE 9 MILES

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land lies in West Cornwall in an Area of Outstanding Natural Beauty and lies adjacent the Land's End Airport. The land is situated between the B3306 St Just road and the coast at Nanquidno Cove, with road frontage to the Land's End Airport to Trevegean and Nanquidno Road.

From the land wonderful countryside and coastal views are enjoyed of the surrounding area towards Chapel Carn Brea, Bartinney Downs and over towards Land's End and out to sea.

The Land

The productive land extends in all to approximately 13.87 acres (5.61 hectares) and is level and laid to pasture. In the past the land has been grow potatoes, cauliflowers and barley and is classified as Grade III on the Land Classification Map.

The land is available as a whole or in two or more lots.

Lot 1 – 2.453 acres - Guide Price: OIEO £35,000 (edged blue)

A level enclosure of pasture bounded by traditional Cornish hedge banks with an access track leading from a byway.

Lot 2 – 11.418 acres – Guide Price: OIEO £115,000 (edged red)

A single enclosure bounded by a roadway to two sides, level pasture with extensive countryside and coastal views. The vendors may consider a sub-division of this lot to smaller lots subject to a new boundary fence(s) being agreed.

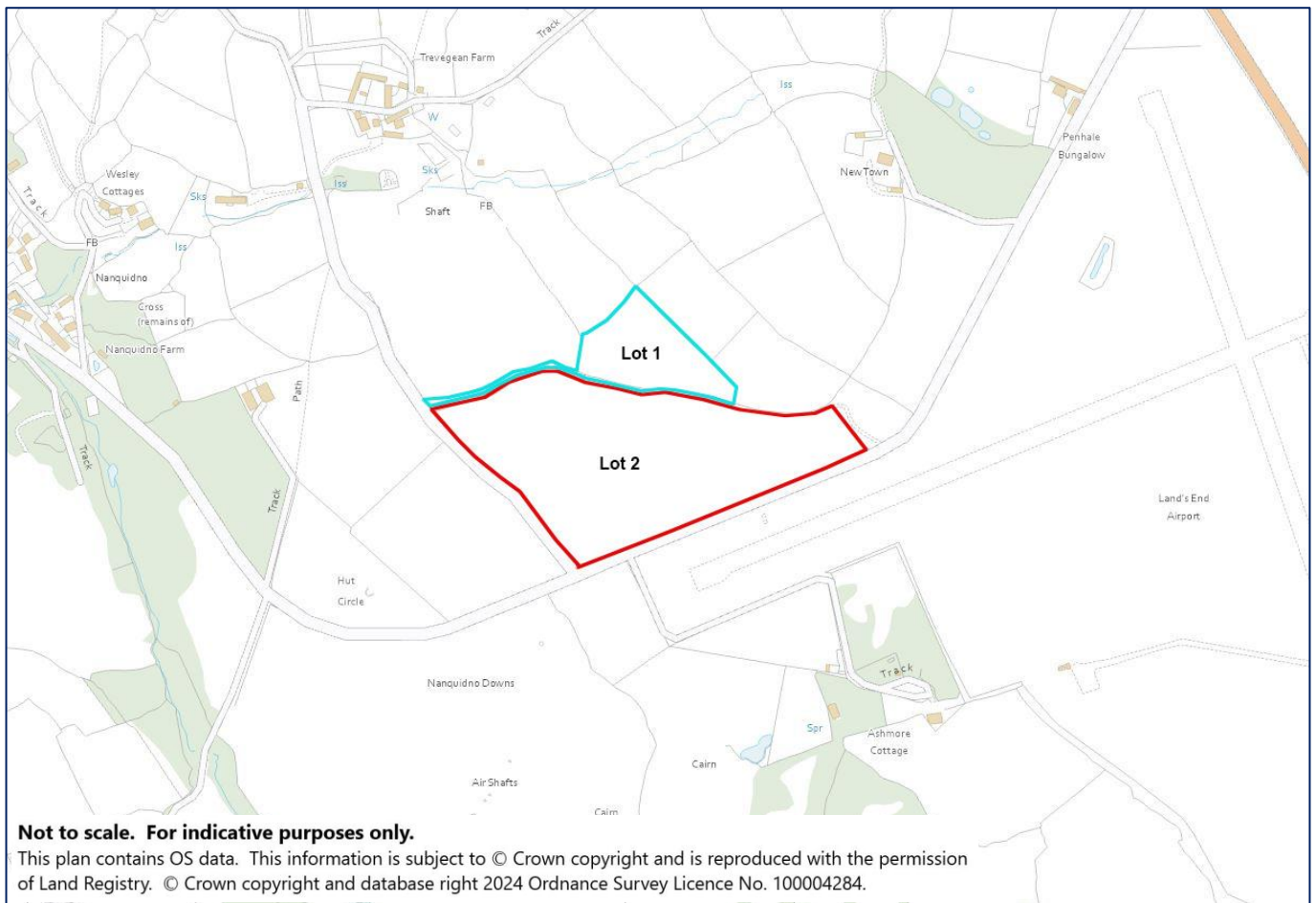


LOT 1



LOT 2





Services

None are connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999. **Agents Note:** The vendor has advised an easement has been reserved to lay a pipe to the mains water supply across neighbouring farmland.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath is recorded along the access track for Lot 1 and two footpaths are recorded over Lot 2. Lot 2 will have a full access rights over the access track to Lot 1.

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.

Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From St Just head towards Land's End Airport, and just before the airport, turn right into the no through road, proceed along lane for approx. 0.5 mile, turn right and the entrance to the land will be found on your right after a short distance. **what3words**///cabbages.pushing.stir (approximate location of the entrance to both lots).

