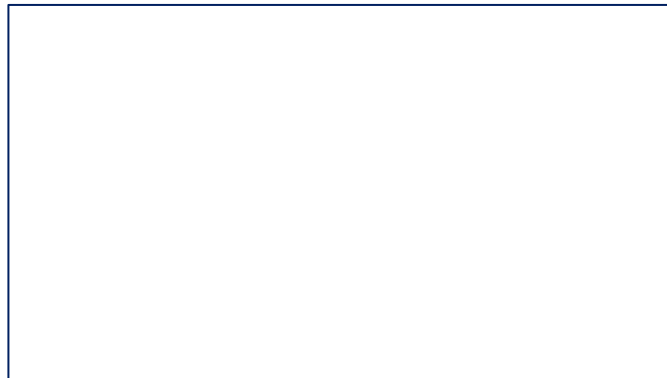


Almost 61 Acres of Land with Buildings at Boscubben Croft, Zennor, St Ives TR26 3BW



For Sale by Public Online Auction
Closing Date: Friday 25th July 2025 at 12 Noon

A single block of land extending in area to 60.94 acres or thereabouts, part suitable for livestock grazing, part croft and with a range of useful buildings, in a stunning location close to the north Cornish coast with extensive sea and countryside views.

Guide Price: £115,000 Freehold

The Land

The land extends in area to **60.94 acres** or **24.66 hectares** or thereabouts and is a single elongated shape block containing a mixture of pasture suitable for grazing and croft containing rocky outcrops and a wide variety of plants and grasses of benefit to wildlife and with conservation appeal. The land has long frontage to and direct access from the B3306 Coast Road, which links St Ives to Pendeen.

A short stone surfaced track leads from the road to the useful group of buildings of mainly traditional stone construction with sheeted roofs surrounding a concrete surfaced yard. The buildings comprise stables/livestock pens and/or covered storage. A natural water supply comes from a spring via a pipe to a drinking trough.



The land is described as Grade V on the Land Classification Map for the area and all of the land is within the Penwith Moors Site of Special Scientific Interest (SSSI).

The land is designated as being within an Area of Outstanding Natural Beauty, part is Common Land and the majority is Open Access Land under the Countryside and Rights of Way Act 2000. Other designations may apply and there are ancient 'Settlements' and an engine house shown as being located on the land.

Location

The land is situated close to the north Cornish coast about 1 mile east of the village of Zennor and just over 2 miles west of the harbour town and tourist resort of St Ives. The larger south coastal harbour town of Penzance is approximately 8½ miles away by road.



Services: Natural spring water supplies.

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.

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: Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions:

From St Ives take the B3306 coast road west towards Zennor and after just over 2 miles, just past a sharp left hand bend in the road, the entrance to the land and buildings will be found on the left hand side indicated by a Lodge & Thomas For Sale board.

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GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: CVC Solicitors, Unit N, Questmap Business Park, Long Rock, Penzance TR20 8AS
FAO: John Dunstan. Tel: 01736 362313. Email: jdunstan@cvc-solicitors.co.uk