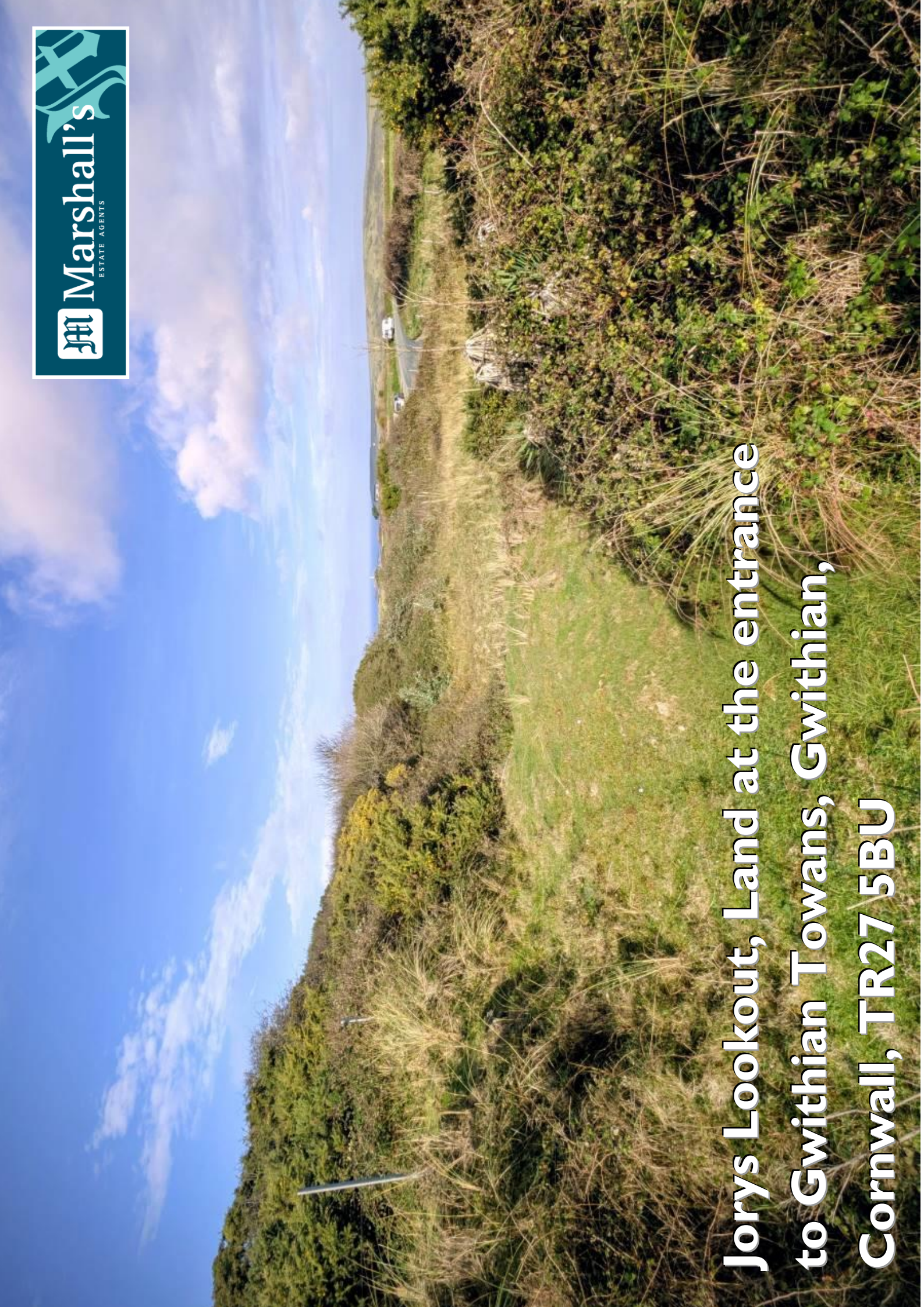


The background of the slide is a photograph of a coastal landscape. In the foreground, there is a grassy field with some dry, yellowish grass and green shrubs. A small, white, modern-looking building is visible in the middle ground. In the background, there is a body of water, likely the sea, and a distant shoreline with more buildings and trees. The sky is blue with some white clouds.

**Jorys Lookout, Land at the entrance
to Gwithian Towans, Gwithian,
Cornwall, TR27 5BU**

"JORY'S LOOKOUT", LAND AT THE ENTRANCE TO GWITHIAN TOWANS, GWITHIAN, TR27 5BU

STARTING BID £20,000 FREEHOLD

*** IAMSOLD.CO.UK * AUCTION END DATE TO BE CONFIRMED ***

*** LAND MEASURING APPROXIMATELY A THIRD OF AN ACRE ***

*** ACCESS GATES TO EITHER END OF THE LAND * CURRENTLY OVERGROWN ***

*** NO SERVICES * NO PLANNING PERMISSION * RARE OPPORTUNITY ***

Offered for sale by the modern method of auction is this area of land situated near the entrance to Gwithian Towans. The land spans approximately a third of an acre. This represents a very rare opportunity to acquire your own parcel of land in this ever popular location. Enjoying far reaching views over Gwithian Towans to the sea, Godrevy lighthouse and beyond. This land has been within the ownership of several generations of the same family. Many years ago the council permitted two caravans to be kept on the land, however the licence lapsed approximately 50 years ago. Auction end date to be confirmed.

SERVICES: We understand there are no services currently to the land. Any interested parties are encouraged to make their own enquiries.

AGENTS NOTE: We checked the phone signal with EE which was intermittent.

DIRECTIONAL NOTE: Via What3Words: ///cares.limelight.stir

AUCTIONEERS COMMENT: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



The Jory Family circa late 1920's/early 1930's

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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