

Land at Lower Trevedran, St Buryan, Penzance, Cornwall TR19 6DL



Over 20 acres of land in West Cornwall, near St Buryan

An unusual opportunity to acquire a handy size block of level productive agricultural land situated within a renowned 'early' farming district, capable of double cropping and for growing a variety of arable, horticultural and 'cash' crops or for grass for livestock grazing.

Offers Invited for the Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is situated approximately 2 miles from the village of St Buryan, and close to the coast at Trevedran cliffs, between Penberth and Lamorna coves. The land has frontage to and direct access from the B3315 Penzance to Lands End coastal road and on the north side, lies outside of the Area of Outstanding Natural Beauty.

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 leading to the east of the County.

The Land

The land extends in area to **20.39 acres** or **8.25 hectares** or thereabouts and is contained within a single ring fenced block comprising three level fields with mainly Cornish hedge boundaries and internal divisions.

With direct access from the B3315 road, there is also a right of way over a track which adjoins the western boundary of the land leading to gateways.

All of the land is productive and is classified as Grade III on the Land Classification Map for the area. The land has the benefit of a separately metered mains water supply connected.

Currently, the land is being used to grow a crop of cabbages, previously having been planted in daffodil bulbs and corn before then.



Tenure & Possession: The freehold of the land is for sale as a whole with vacant possession available on completion.

Services: A separately metered mains water supply is connected to the land. None of these services have been tested and therefore no guarantees can be given.

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 passes over a small section of the land against the western boundary.

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

what3words/// drip.simulator.stuffing (to the gate)

