

Lot 1 - 6.86 Acres of Land at Land's End, Penzance, Cornwall TR19 7AE



In a spectacular position, a rare opportunity to purchase approx. 6.86 acres of coastal land near the famous Land's End tourist attraction enjoying fabulous sea & coastal views.

Uses subject to Article 4 Direction and part of the land being designated to a public right of access – enquiries regarding Article 4 areas and the restrictions should be directed to Cornwall Council

(Lot 4 available by separate negotiation)

Guide Price: £35,000 Freehold

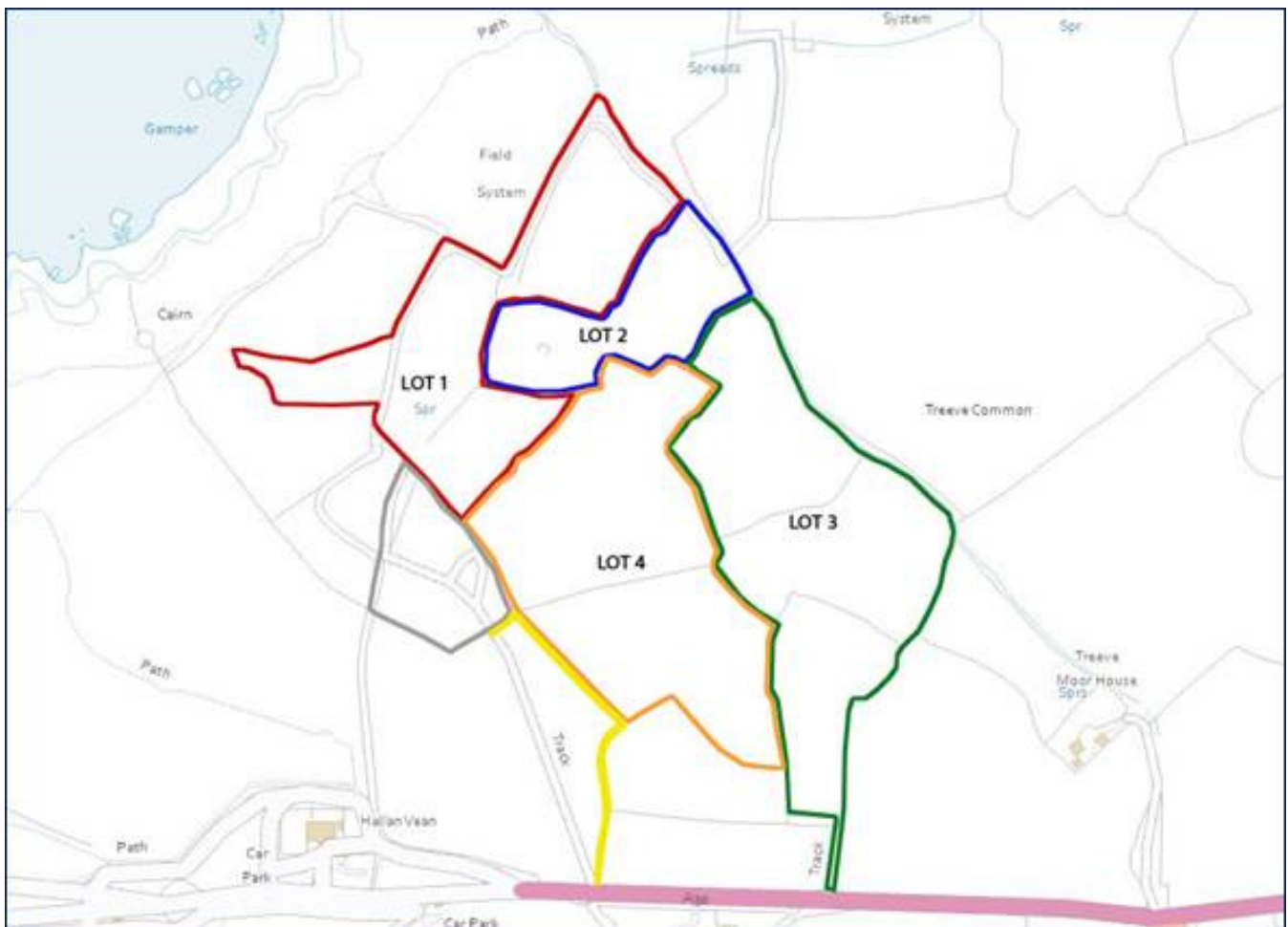
Situation

Land's End is in the parish of Sennen and is a mecca for most people when coming to Cornwall. Indeed, there are always many sponsored events between John O'Groats and Land's End. In a delightful unspoilt part of Cornwall, exhilarating walks lead along the 'Cornish Way', which are literally 'on the doorstep'. The nearby village of Sennen provides further amenities including a convenience store, church and cosy 17th century public house.

The Land

The land is accessed off the A30 road via an unadopted shared track, which the current owners have had the benefit of for many years. This is believed to be a right to pass on foot with or without horses and livestock and with or without machinery at all times of the day and night in connection with use of the land. Please note however, that this access is unsuitable for most cars and that it is only really suitable for a 4 x 4 / tractor / quad or similar.

Where this right ceases, a right of way will be granted over land being retained by the current owner (shown grey on the map and may be for sale, subject to separate negotiation). The land is designated as being in an 'Area of Outstanding Natural Beauty' and is subject to Article 4 Direction, limiting its uses. A second plan shows (shaded orange) the areas on the land over which the public have a right to roam (on foot only) under the Countryside and Rights of Way Act 2000.



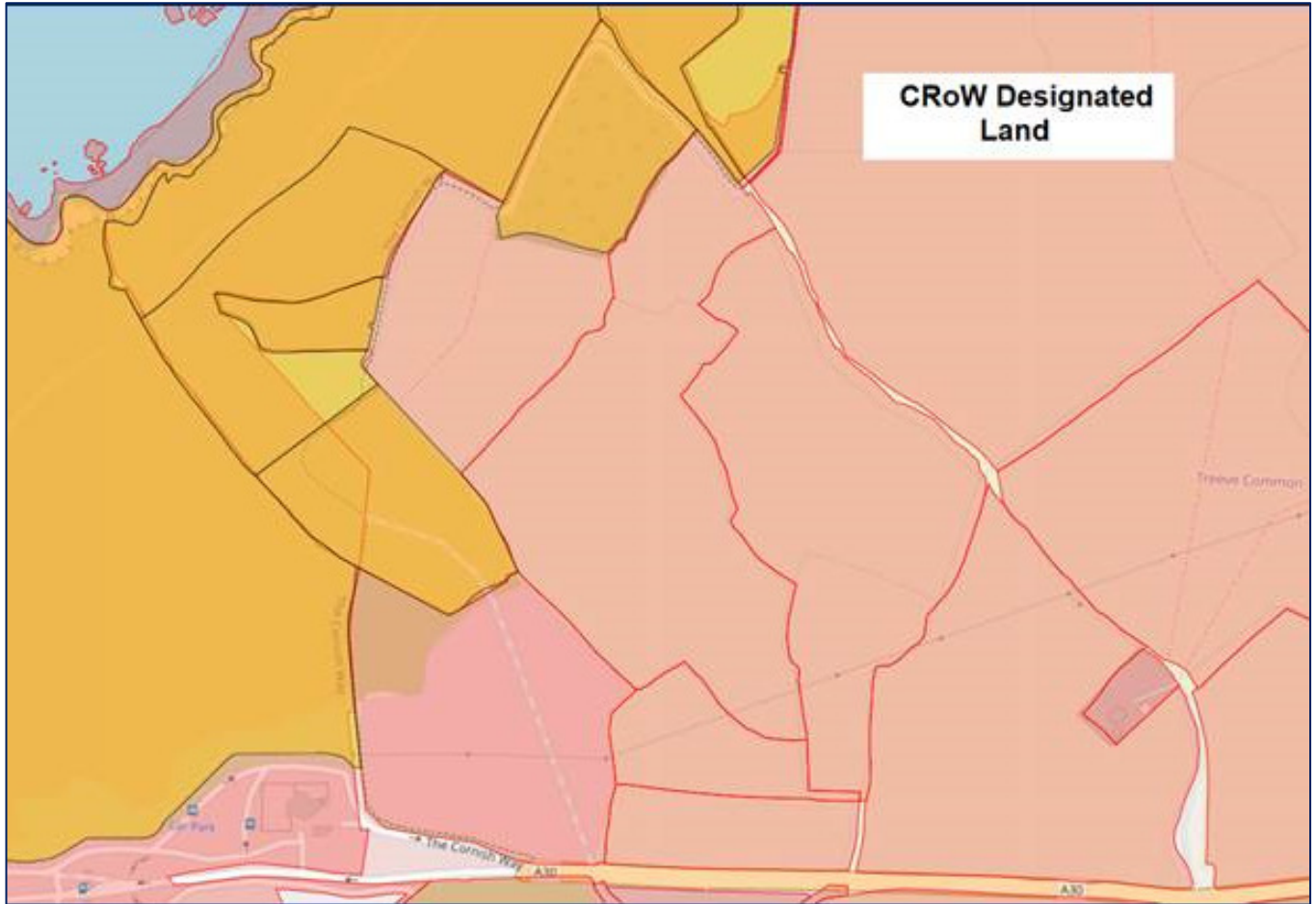
Not to scale. For indicative purposes only.

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Available by separate negotiation – Lot 4 - Approx 8.71 acres – Guide Price £110,000

Services: Metered mains water for the land. A further private meter from the Vendors' supply to adjacent land on the entrance is used to invoice for water used by the owner of this adjacent land who currently grazes horses. 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 a public bridleway and The Cornish Way pass over 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

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