

8.71 Acres of Land at Land's End, Penzance, Cornwall TR19 7AE



In a spectacular position, a rare opportunity to purchase approx. 8.71 acres of coastal land near the famous Land's End tourist attraction enjoying fabulous sea & coastal views.

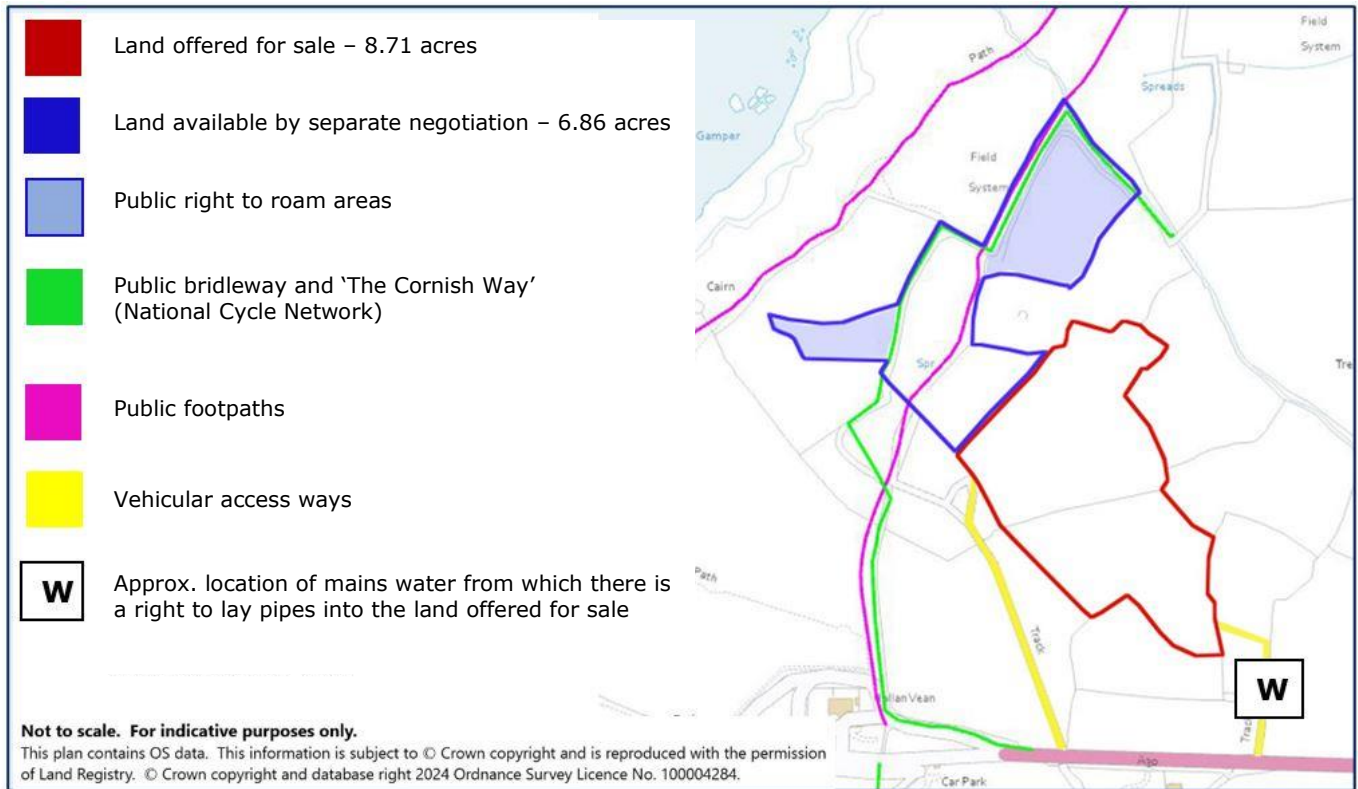
A further 6.86 acres available by separate negotiation at a fixed price of £35,000.

Guide Price: £99,500 Freehold

The Land

The land is accessed via unadopted shared tracks from the A30, over which the current owners have had the benefit of vehicular rights of way for many years. Both are shown in yellow on the land plan.

The land is designated as being in an 'Area of Outstanding Natural Beauty' and is subject to an Article 4 Direction Order, meaning its use is limited to grazing, horticulture, conservation, amenity use etc and permitted development rights would be restricted.



Available by separate negotiation - Approx 6.86 acres – Fixed Price £35,000

Please note that over most of this land (as indicated by the plan) the public have a right to roam (on foot only) under the Countryside & Rights of Way Act 2000.

Services: None. A right exists for mains water to be sub-metered from the meter indicated "W" on the plan (approximate location) and for a pipe to be laid from here into the land offered for sale. 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.

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.

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.

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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