

## 4.29 Acres of Land Near Buryas Bridge, Penzance, Cornwall TR20 8TN



A secluded parcel of land extending to 4.29 acres, or thereabouts, of sloping grounds with mature woodland, natural water boundary, located off the beaten track to the west of Newlyn.

**For Sale by Online Auction**  
**Closing Date Thursday 26<sup>th</sup> June 2025 at 12 Noon**  
*(Unless sold prior)*

**Guide Price £30,000 + Freehold**



## Location

The land is located off the beaten track to the west of the village of Tredavoe and south-east of the hamlet of Buryas Bridge on the A30. The land is accessed off an unmade bridle path and enjoys far-reaching views to the north.

## The Land

Extending to 4.29 acres or thereabouts, edged red on the enclosed site plan, a parcel of land comprises a sloping field with amenity woodland. The mature woodland along the eastern edge of the land (hatched green) is classified as common land. A natural water supply borders the northern boundary.

The land would be suitable for agricultural, horticultural or indeed rewilding purposes.



**Services:** No mains services are connected to the property. Interested parties are advised to check the auction pack for any further information.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The woodland shaded green is classified as common land and is classified as access land (Right to Roam).

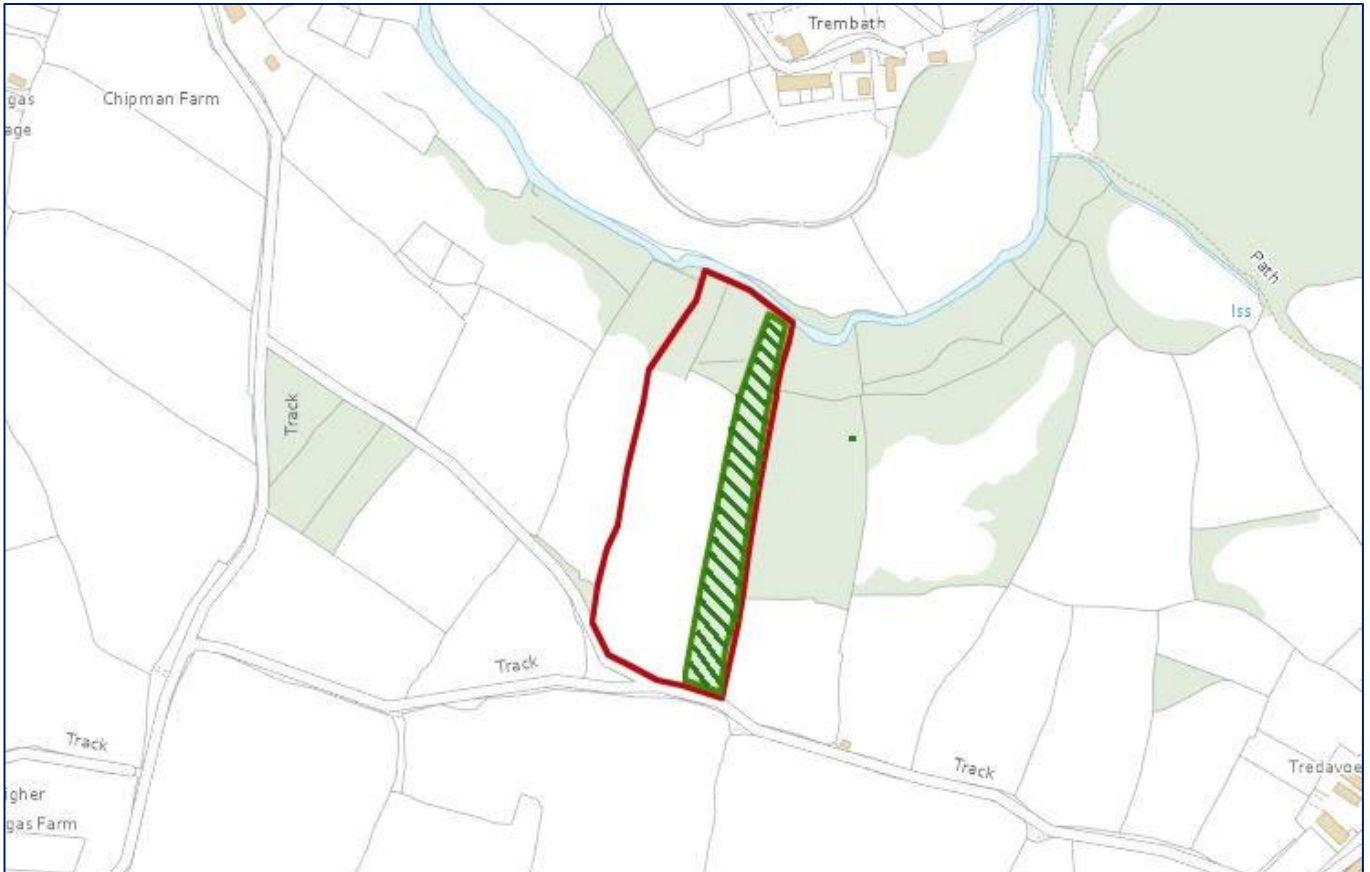
**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** The land is vacant and can be viewed at any time, subject to adhering to the Countryside Code. For ease, interested parties are advised to either park safely in the hamlet of Tredavoe and walk along the BOAT and bridle path, or alternatively, park safely on the A30 at Buryas Bridge and walk the bridle path to the land.

**Directions:** From Tredavoe, park in the hamlet, take the righthand track at the Methodist chapel, walk along the track for approximately 450m and the land will be found on your right-hand side. From the A30, park safely in Buryas Bridge and walk up the track (Bridlepath) for approximately 250m, bear left and the land will be found on your left hand side after approximately another 250m.

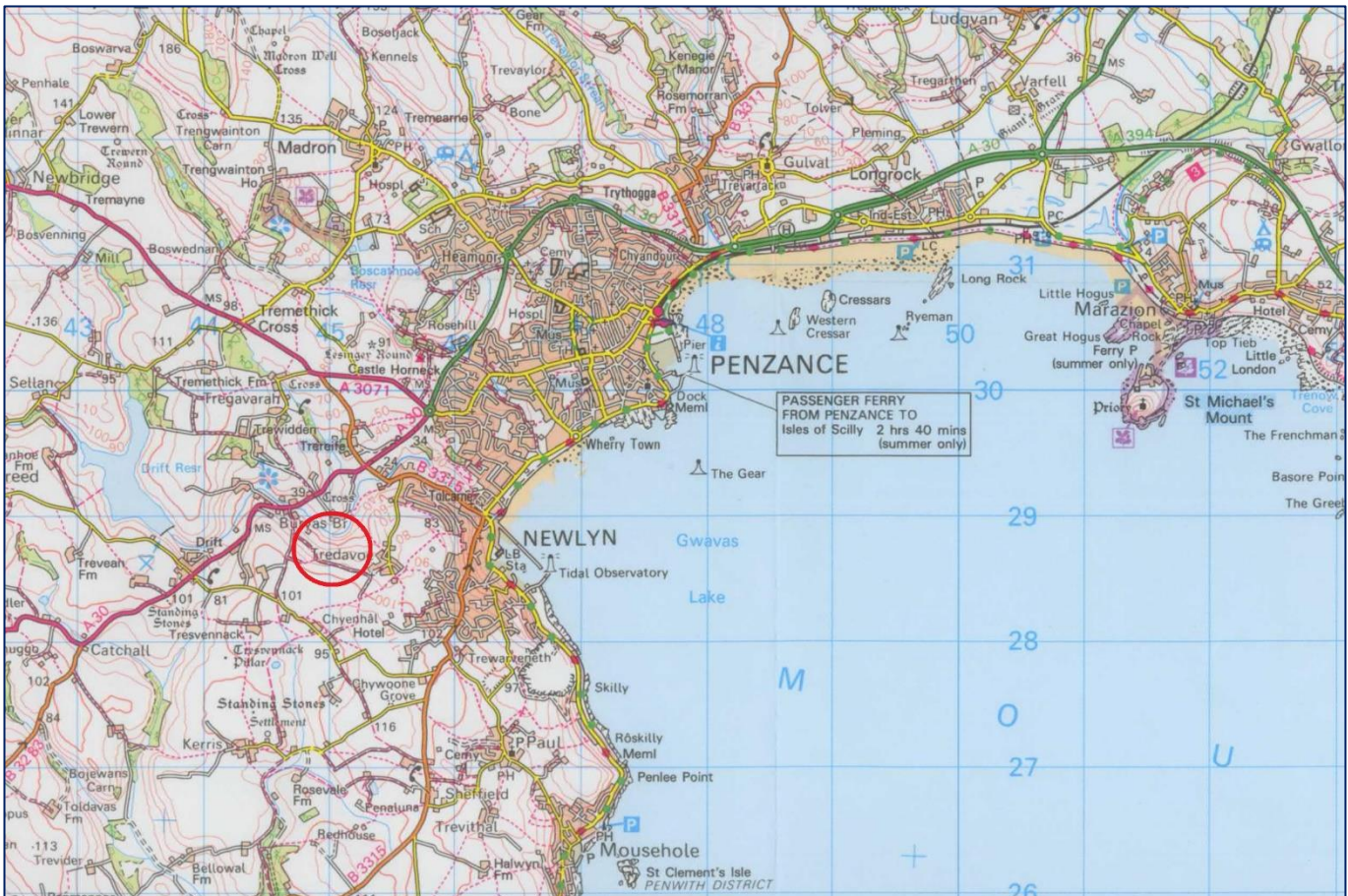
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**Not to scale. For indicative purposes only.**

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## GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – [www.bambooauctions.com](http://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 at the close of auction, debited from the debit card which was lodged when you registered to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas and 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:** Setfords, Jenner House, 1a Jenner Road, Guildford, Surrey, GU1 3PH  
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