

4.89 Acres of Land at Trevegean, St Just, Penzance, Cornwall TR19 7NX



*An attractive block of agricultural land lying adjacent to Land's End Airport,
enjoying extensive countryside and coastal views.*

Guide Price: £60,000 Freehold

ST JUST 2 MILES | LAND'S END 4 MILES | PENZANCE 9 MILES

The Land

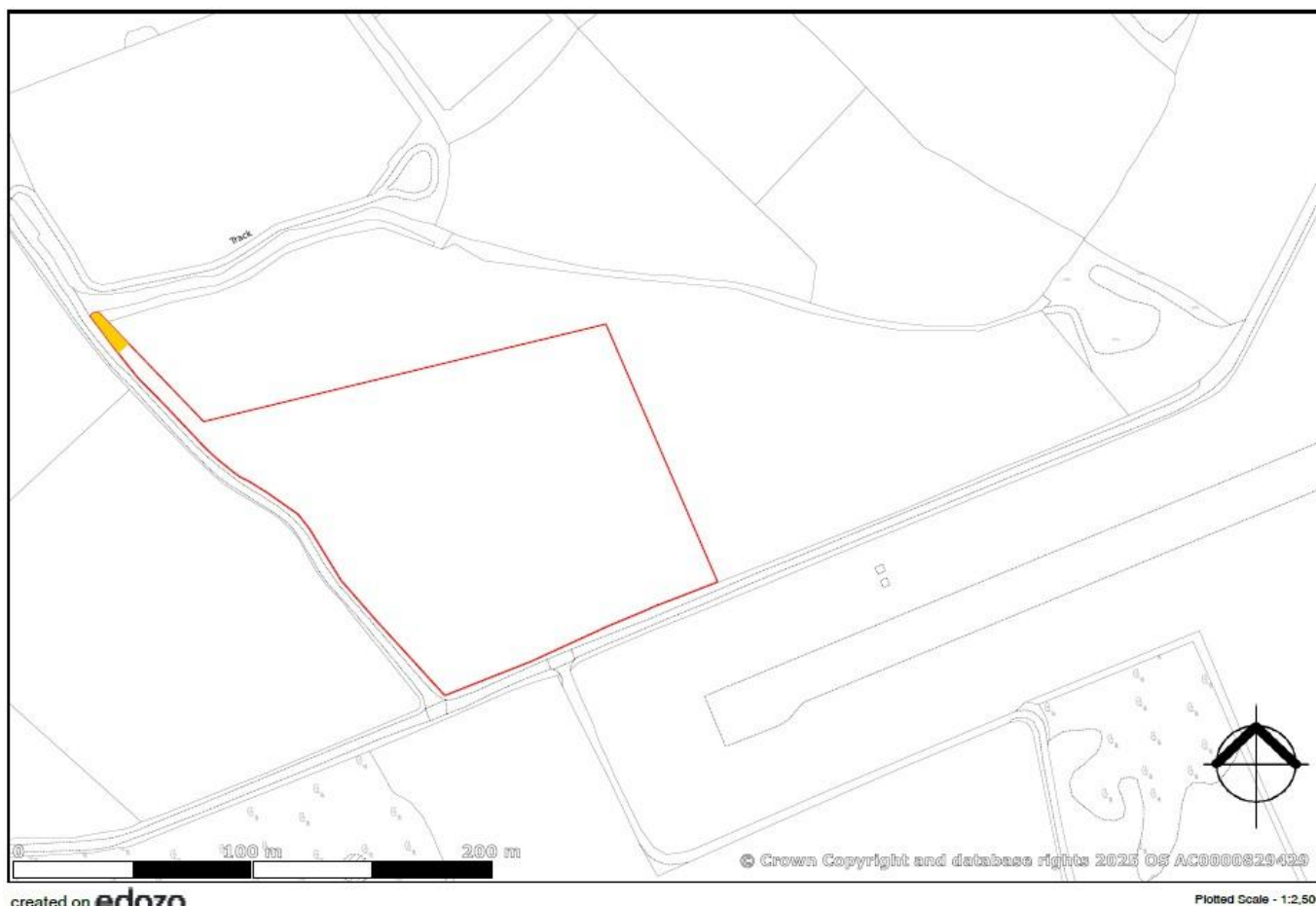
The productive land extends in all to approximately 4.89 acres (1.97 hectares) or thereabouts, of level pastures, that previously had grown potatoes, cauliflowers and barley. The land currently forms part of a larger enclosure, and the vendors will erect a stockproof boundary fence between exchange and completion.

The land is level and bounded by a roadway to two sides and is currently laid to pasture, with extensive countryside and coastal views. The land is classified as Grade III on the Land Classification Map for the area.



Red Line for Identification Purposes Only





Agents Notes:

- 1) The neighbouring landowner has a right of way over the entrance, highlighted yellow.
- 2) The land currently forms part of a larger field and the vendor will erect new boundary fences to define the enclosure on exchange of contracts.

Services

None are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

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 footpath is recorded over the land.

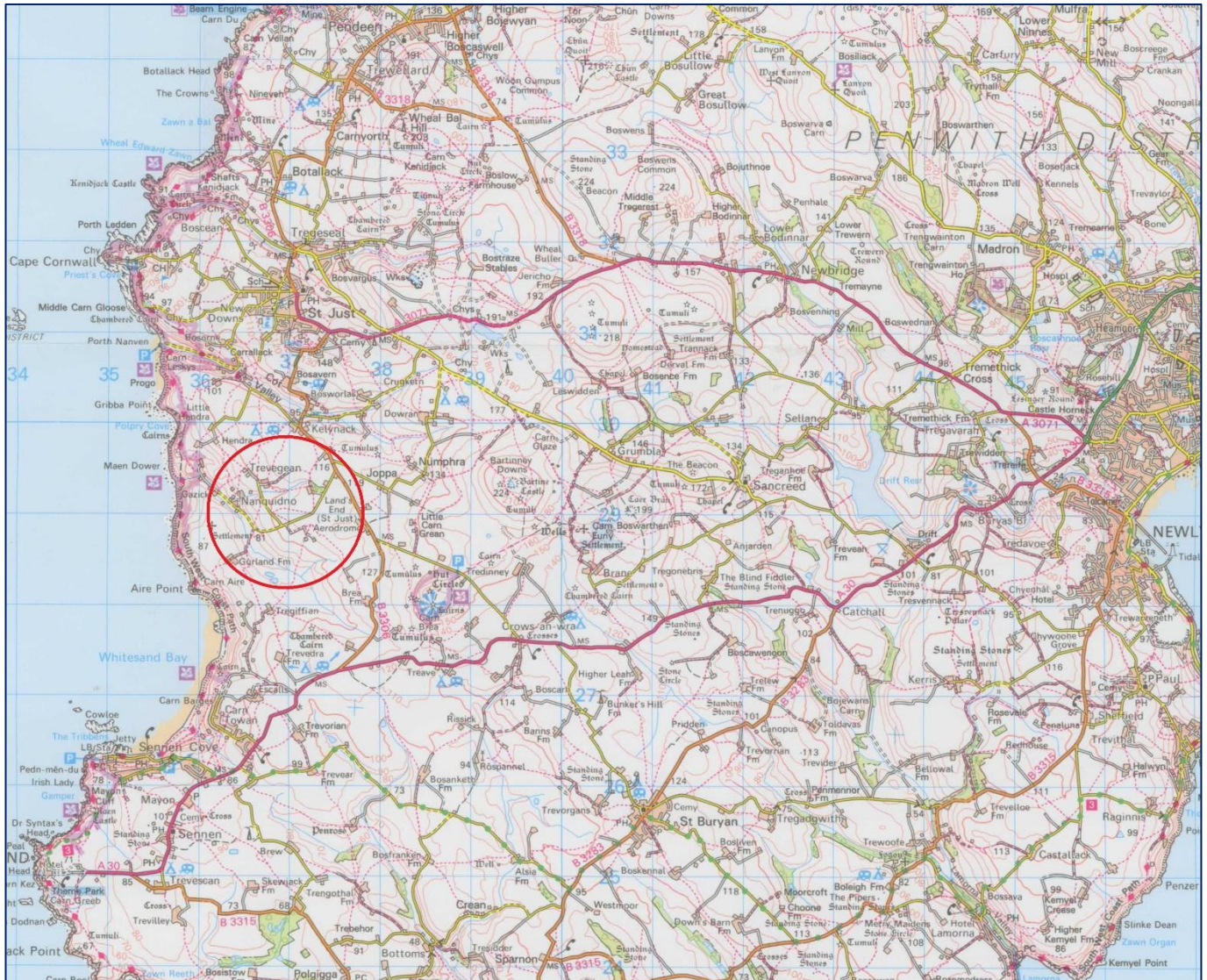
Particulars & Plan

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.

Location

The land lies in West Cornwall in an Area of Outstanding Natural Beauty and lies adjacent the Land's End Airport. The land is situated between the B3306 St Just road and the coast at Nanquidno Cove, with road frontage to the Land's End Airport to Trevegean and Nanquidno Road.

From the land wonderful countryside and coastal views are enjoyed of the surrounding area towards Chapel Carn Brea, Bartinney Downs and over towards Land's End and out to sea.



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

Directions

From St Just head towards Land's End Airport, and just before the airport, turn right into the no through road, proceed along lane for approx. 0.5 mile, turn right and the entrance to the land will be found on your right after a short distance.

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