

LODGE & THOMAS

ESTABLISHED 1892

10.69 acres of land at Trevegean, St Just, Penzance, Cornwall TR19 7NX



*Agricultural land extending to 10.69 acres or thereabouts lying in an Area of Outstanding Natural Beauty enjoying far reaching views over the surrounding area and out to sea.
Private water supply.*

Guide Price: £125,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

This parcel of agricultural land extends to 10.69 acres or thereabouts, is level to gently sloping, currently laid to pasture and most recently used for grazing pigs and sheep.

The land is accessed direct off a no-through lane with a track leading up to the top of the land where the bore hole is sited.

The land has been sub-divided into small enclosures with post and pig netting fences and the vendor has enhanced part of the land for conservation purposes with the planting of trees.



Services

No main services are connected to the land. Private water supply from a bore hole powered by a generator.

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.

Location

The land lies in the West Cornwall Area of Outstanding Natural Beauty World Heritage coastline and is situated between the B3306 St Just Road and the coast road at Nanquidno Cove with frontage on to the no-through road. From the land extensive countryside and coastal views are enjoyed of the surrounding area towards Carn Brea, Bartinny Downs and over towards Lands 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 Lands End Airport, just before the Airport turn right to the no-through road, proceed along this lane for approximately $\frac{1}{2}$ a mile, turn right and follow this lane for approximately $\frac{1}{4}$ mile and the field gate will be found on your right-hand side.

[what3words:///thumbnail.walnuts.buzzards](#)

