



Land at Buckator, St Juliot, Boscastle, PL35 0HN

47½ Acres ~ FOR SALE BY AUCTION on 7th OCTOBER

KIVELLS

# Land at Buckator

St Juliot, Boscastle, PL35 0HN

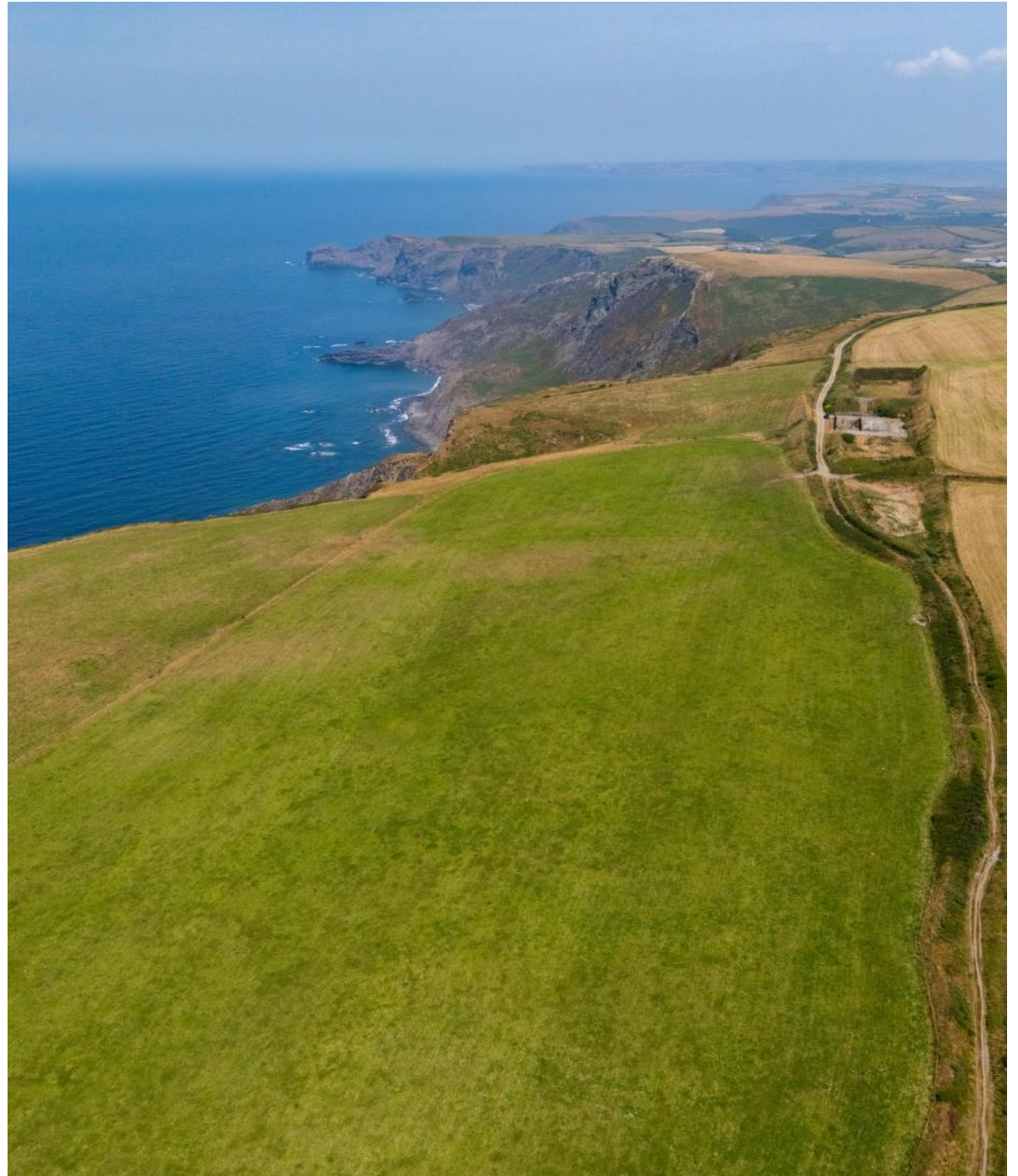
**For sale by Public Auction**

on Wednesday 7th October 2026, 7pm

at Lifton Strawberry Fields, Lifton, PL16 0DH

*A unique coastal holding extending to some 47.48 acres  
with a former agricultural yard area in an unrivalled  
position on the North Cornish coast.*

**Auction Guide Price £495,000**



## Location

The land at Buckator, St Juliot occupies a truly spectacular clifftop position on Cornwall's rugged north coast, enjoying an exceptional setting overlooking the Celtic Sea and Atlantic Ocean. Situated close to the historic parish of St Juliot and approximately 3 miles from the picturesque harbour village of Boscastle, the land is surrounded by some of the county's most breathtaking coastal scenery and is within easy reach of the popular destinations.

Renowned for its dramatic cliffs, rugged headlands, secluded coves and the South West Coast Path, this outstanding stretch of coastline offers magnificent panoramic views making this a rare opportunity to acquire land in one of North Cornwall's most remarkable coastal locations

## Description

Extending in all to approximately 47.48 acres the principal block of land at Buckator comprises three level and gently sloping productive pasture enclosures, most recently used for livestock grazing and mowing.

On the opposite side of the access track lies a substantial concrete yard, formerly occupied by agricultural buildings, together with a former silage clamp and adjoining areas of grassland. Historically, the property has supported the movement and housing of livestock and a range of general agricultural activities.

The land occupies an exceptional position immediately inland from the dramatic North Cornish cliffs, overlooking adjoining farmland towards the cliff edge and enjoying close proximity to one of Cornwall's most spectacular stretches of coastline.

The property presents an excellent opportunity to acquire a substantial block of grassland in a highly sought-after coastal setting. It is well suited to continued agricultural use, while also offering scope for environmental enhancement or other appropriate uses, subject to obtaining any necessary statutory consents.

Access is afforded via an unregistered track, over which an unrestricted right of way will be granted.

## Directions

**Postcode** = PL35 0HN

**What3words** = ///recorder.cared.dimension

## Services

There is a mains water supply to the land and yard.

## Viewings

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

## Contact Us

Please call Kivells Farms & Land Department.

Phone: **01409 259547** or Email: **farms@kivells.com**.

## Auction Information

**Venue & Date** | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 7th October 2026** at 7pm. Buyers are advised to attend by 6.30pm to register.

**Registration** | Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017. Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

**Buyer's Administration Fee** | All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 including VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior. All interested buyers are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyers administration fee will be included within the legal pack.

**Online Bidding** | Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

**Auction Payment** | At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

**Solicitor** | Pam Johns, Coodes Solicitor, Holsworthy.

**Auction Pack** | An auction pack for this property will be available to download from [www.kivells.com/properties-for-auction](http://www.kivells.com/properties-for-auction). This is usually available about two weeks prior to the auction date.



**Completion** | Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

**Tenure** | Freehold.

**Local Authority** | Cornwall Council, Truro.

**Easements, Wayleaves, Rights of Way** | The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries** | Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

**Guide prices** | Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. ZAA29029-02 Date 18.08.26

Scale  
1:2,500  
@ A3

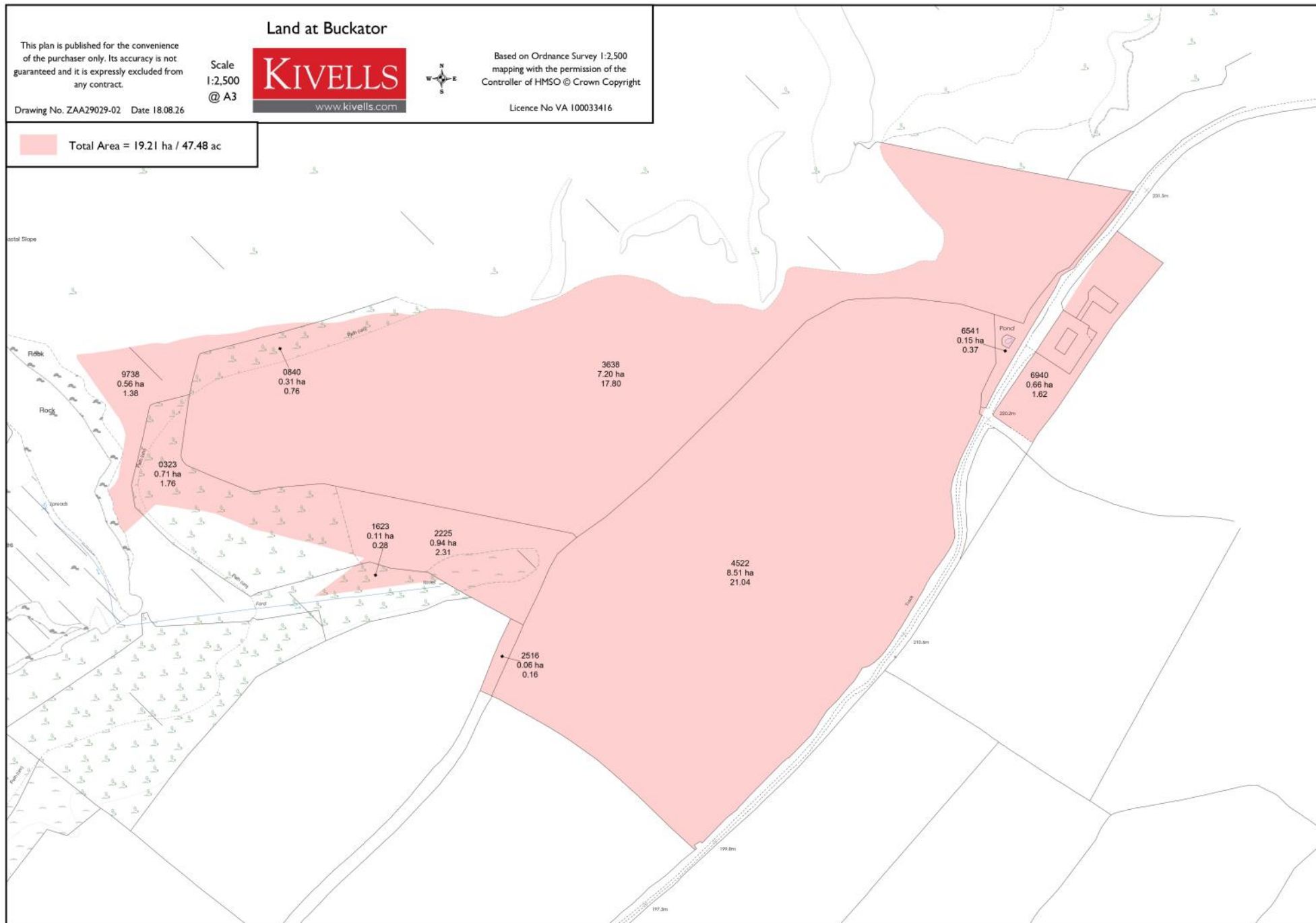
## Land at Buckator



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright

Licence No VA 100033416

Total Area = 19.21 ha / 47.48 ac





Kivells Farms & Land Department Phone | 01409 259547 or Email | [farms@kivells.com](mailto:farms@kivells.com)

**Disclaimer:** Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, comprehensive or otherwise. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. No financial advice is given in these particulars constitutes financial advice. Seek your own financial advice.

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