



Land at Kelynack

St. Just, Penzance, Cornwall TR19 7RN

13.5 acres of productive, level pasture land.

KIVELLS

Land at Kelynack, St Just, Penzance, Cornwall - Guide Price £130,000

Just over 13½ acres of level pasture land.

Road frontage and good road access.

Exceptional coastal views.

Situation

The land is situated in a highly sought-after part of West Cornwall, close to the village of St Just and surrounded by unspoilt open countryside.

This area is prized for its coastal scenery, peaceful rural setting, and access to some of Cornwall's most dramatic landscapes. The coastline is easily reached, with Cape Cornwall approximately 1.7 miles to the west and Land's End around 4 miles to the south-west.

Nearby settlements include Kelynack (approx. 1 mile away) the village of Sennen (approx. 3 miles) and St Just (approx. 3 miles), providing convenient access to local amenities while maintaining a quiet rural character.

Description

An excellent opportunity to purchase a **13.54 acre** (5.48 hectares) block of predominantly level agricultural land in a superb position, just inland from the West Cornish coastline.

Whilst currently down to grass and most recently used for the grazing of livestock, the productive run of largely Grade 3 land is capable of supporting cereal and fodder crop production and is divided into four good sized, easily workable enclosures bordered by traditional Cornish stone hedge banks.

The parcel of land benefits from direct road access on the western boundary.



Important Information

Method of Sale - The land is for sale by Private Treaty.

Tenure - Freehold with vacant possession available on completion.

Local Authority - Cornwall Council, Truro.

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.

Land Plans - The plans included are for identification purposes only and not to scale.

Services

There are no services connected to the land., however they may be in the area and prospective buyers must make their own enquiries as to cost and connection of same.

Directions

Postcode = TR19 7RN. **What3words** = ///prevented.treaty.listen

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

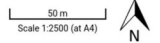
Please call Kivells Farms & Land Department.

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





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