



Land on St Erth Hill, & Land at Rosevidney,
St Erth, Hayle, TR27 6EX Crowlas, Penzance, TR20 9BX





Land on St Erth Hill (Lot 1), St Erth, Hayle, TR27 6EX and Land at Rosevidney (Lot 2), Crowlas, Penzance, TR20 9BX

For sale by Informal Tender, with tenders closing at 12 noon on Friday 16th October 2026

A fantastic opportunity to acquire two small parcels of land in lovely rural village location.

- ◆ **Land at St Erth (Lot 1) ~ Offers In Excess of £135,000**
Just under 4 acres of pasture land with a small range of useful outbuildings, including stabling.
- ◆ **Land at Rosevidney (Lot 2) ~ Offers In excess of £40,000**
Level pasture field with road access. In all 1.78 acres.

Location

Both lots are situated on the outskirts of the popular village of St Erth, with Lot 1 lying to the west and Lot 2 to the east. The village offers a useful range of amenities including a shop/post office, public house, primary school and mainline railway station with direct services to London Paddington. The nearby town of Hayle provides a wider range of day-to-day amenities, together with its renowned sandy beaches.

Important Information

- ◆ **Method of Sale:** The above land (two is being offered for sale by Informal Tender and tenders close at 12 noon on FRIDAY 16TH OCTOBER 2026. Please see tender form attached.
- ◆ **Tenure:** Freehold.
- ◆ **Local Authority:** Cornwall Council, Truro.
- ◆ **Land Plans:** The plans included are for identification purposes only and not to scale.
- ◆ **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.

Services

Lot 1, Land on St Erth Hill benefits from mains water supply. There is no mains electricity connected. Lot 2, Land at Rosevidney has no water or electricity connected, however they may be in the vicinity. We urge prospective buyers to make their own enquiries as to connection and cost of same.

Directions

Postcode: Land on St Erth Hill = TR27 6EX, Land at Rosevidney = TR20 9BX

What3words: Land on St Erth Hill = ///amends.intruder.crisper.

Land at Rosevidney = ///bothered.monopoly.prospered.

Contact Us

Please call Kivells Farms & Land Department. Phone: **01409 259547** or Email: **farms@kivells.com**.

Viewings

STRICTLY BY APPOINTMENT ONLY.

LOT 1: Land on St Erth Hill (Coloured pink on the plan)

Extending in all to some **3.90 acres (1.58 hectares)** in all the land on St Erth Hill has road frontage, and good access. Comprising two mainly level/gently sloping pasture fields with a small range of useful and adaptable timber buildings as follows;

- STABLE BLOCK divided into three loose boxes.
- LEAN-TO STORE & FEED ROOM
- Open fronted LOOSE HOUSE.
- CHICKEN PENS/RUN.

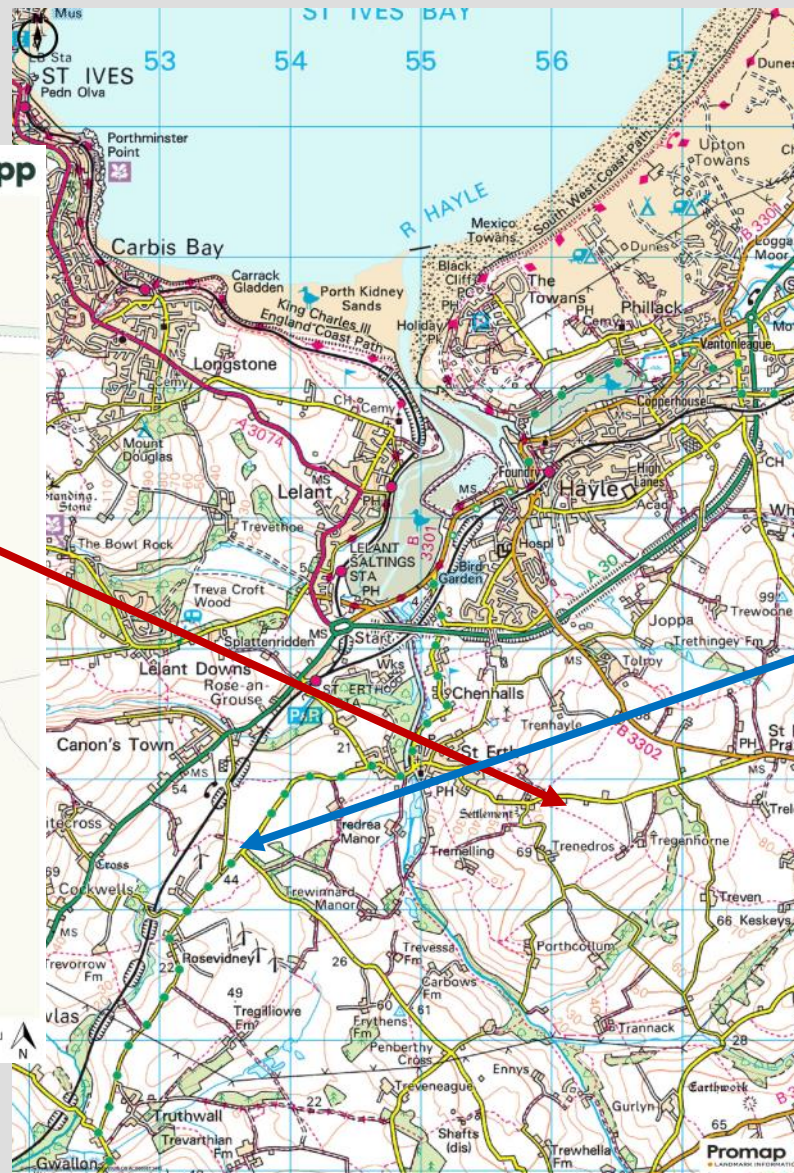
The second field benefits from a further open fronted TIMBER LOOSE HOUSE AND LEAN-TO with gates to front.



Lot 2: Land at Rosevidney (Coloured blue on the plan)

Extending to some **1.78 acres (0.72 hectares)** In all the land at Rosevidney comprise a single enclosure of level/gently sloping pasture land which benefits from road frontage and access. With lovely rural views, the land would be suitable for a number of purposes, including amenity use, or for keeping livestock, horses or ponies.





Kivells Farms & Land Department Phone | 01409 259547 or Email | 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. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. 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. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using



INFORMAL TENDER FORM

Land at Land on St Erth Hill and Land at Rosevidney

Name(s):	
Address:	
Phone no:	
Email:	

FOR LOT 1 OF THE ABOVE LAND (Land on St Erth Hill)

I wish to submit and tender of £ _____ (IN FIGURES)
 _____ (IN WORDS)

FOR LOT 2 OF THE ABOVE LAND (Land at Rosevidney)

I wish to submit and tender of £ _____ (IN FIGURES)
 _____ (IN WORDS)

Should my tender be recommended for acceptance, the Solicitor acting on my behalf is;

Name:	
Company:	
Address:	
Phone no:	
Email:	

I understand that neither the highest nor any tender will necessarily be accepted. Should my tender(s) be accepted I agree to abide by the conditions as printed on the attached details.

Signed.....
Date.....

NOTE: Tenders close at 12 noon on _____

PLEASE SUBMIT YOUR TENDER IN A SEALED ENVELOPE MARKED
‘Land on St Erth Hill and Land at Rosevidney’, by 12 noon on Friday 16th October 2026.

To Thomas Rattray, Kivells, Agri-Business Centre, Holsworthy, EX22 7FA