

7.64 Acres of Land at 'Four Parishes', Bosulow, Penzance, Cornwall TR20 8YX



A block of agricultural and amenity land together with the remains of an old cottage, situated in an elevated position on the Penwith Moors, enjoying far-reaching views over four parishes and within an Area of Outstanding Natural Beauty.

Guide Price: £50,000 Freehold

The Land

The land extends in total area to **7.64 acres** and is divided into five enclosures, one being approximately 1.8 acres of croft.

The elevation of the land is about 200m above sea level and from it there are far-reaching views over the surrounding countryside.

The land is mainly down to permanent pasture, is level or only gently sloping and the boundaries and internal divisions are traditional Cornish stone hedges. Within the land are the remains of a granite stone built former dwelling and buildings.

The land lies within an Area of Outstanding Natural Beauty, a SSSI and World Heritage Site and is accessed by an unmade track of circa 1 mile from the public highway.

Within the land, close to the remains of the stone buildings, is a historic water well (not tested).





Services

No mains services are connected to the land. There is a historic water well (not tested) close to the remains of the former buildings. 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.

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 is located between Madron, and Morvah which are approximately 3 miles and 1½ miles away respectively, on the West Penwith Moors. Men-an-Tol, the formation of standing stones, and other antiquities are found in the vicinity, to include Men Scryfa and Boskednan Stone Circle. Within the area are numerous walking routes over the moors.

The harbour town of Penzance is approximately 6½ miles by road to the south east, boasting an extensive range of services. St Just is about 5 miles to the south-west.



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 Take the B3312 from Madron towards Morvah and keep on the road without deviation, after approximately 2.75 miles, the entrance to the access track will be found on the right, at Bosullow. Follow the track for approximately 1 mile and the land will be identified by a for sale board. **Please note:** It is advisable to park safely on the highway and walk to the land. The access track is only suitable for 4x4 vehicles.

what3words///irritate.mammal.prickly (parking area) irritated.deck.clubbing (the land)



RICS



onTheMarket.com



rightmove.co.uk
The UK's number one property website

Zoopla
Smarter property search



PrimeLocation.com