



Land at Penhallic Point , Tintagel, PL34 0DN

Grassland near Tintagel - Approximately 16.302 acres on the rugged North Cornish coast

Tintagel 1 mile - Boscastle 5 miles - Camelford 5.8 miles

- Approximately 16.302 acres of grassland
- Located on the rugged North Cornish coast
- Just a short walk from the village
- Superb sea and coastline views
- Gated access via a country track
- Direct access to the south west coastal path
- Rare opportunity
- Land divides into 4 separate fields
- Freehold
- Deed of covenant in place with the National Trust

Offers In Excess Of £175,000

01566 774999 | launceston@stags.co.uk

SITUATION

This exceptional parcel of land is situated on the dramatic coastal edge near Tintagel, Cornwall, a place steeped in history and natural beauty. The land enjoys a truly breath-taking position on the rugged cliffs, overlooking the Atlantic Ocean, with far reaching views across the coastline. Accessed via a quiet country track, the location is just a short distance from the historic village of Tintagel and local amenities.

DESCRIPTION

The land to approximately 16.302 acres in all, and offers a rare opportunity to acquire land in one of Cornwall's most iconic coastal settings. The land comprises 4 separate field enclosures, all with uninterrupted views of the coastline and sea beyond. This is a unique chance to own a piece of the North Cornish coast.

To confirm this package of land is being sold as coastal grazing land. The current tenant would be keen to engage in a new grazing agreement.

COVENANTS

Under a Deed of Covenant with the National Trust, the owners of the land would have to adhere to certain stipulations, for instance you will be unable to plough the land or add any structure without the National Trust's consent. The full deed can be emailed by request from the Stags Launceston office.

ACCESS

The land has access onto an unclassified road.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

DESIGNATIONS

The land is located in an Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

Cornwall Council
www.cornwall.gov.uk



SERVICES

No services connected to the land.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. There is a public footpath running through the land.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWINGS

Please contact Stags Launceston on 01566 774999 or launceston@stags.co.uk

DIRECTIONS

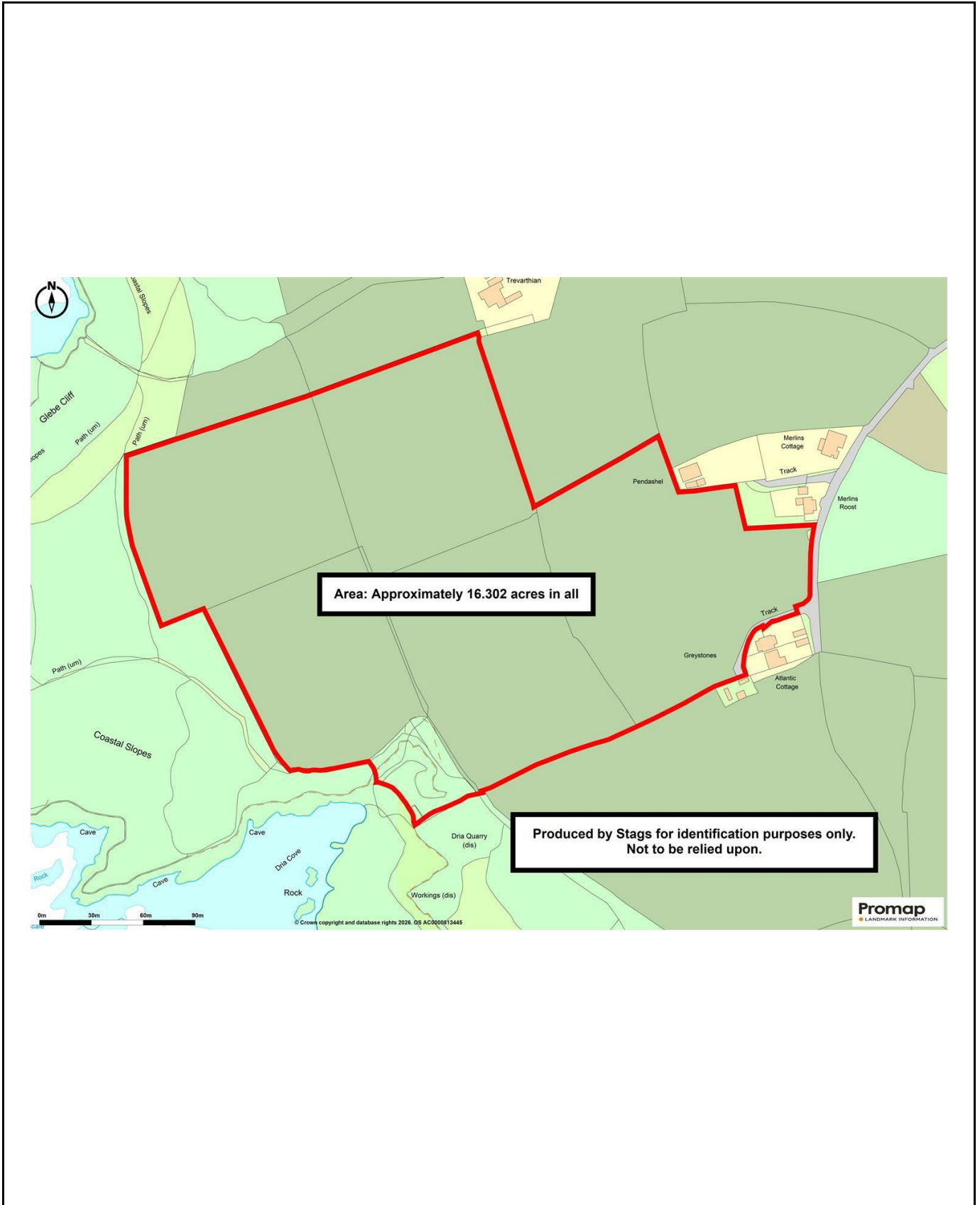
What3words - [///shadows.parkland.guests](https://www.what3words.com/#!/en////shadows.parkland.guests)

This will take you to the start of the public footpath that leads through the land.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.