



Land at Headland Road



Land at Headland

Carbis Bay, St. Ives, Cornwall, TR26 2NU

Beach 0.3 miles St Ives Town 2 miles

A rare opportunity to acquire a superbly positioned parcel of land on the highly sought-after and picturesque Headland Road nr Hawkes Point.

- Stunning Sea Views
- Elevated Coastal Position
- Circa .25 Acre site
- Above Porth Kidney
- Right of Way for Access
- Adjoining SW Coastal Path
- Freehold

Guide Price £150,000

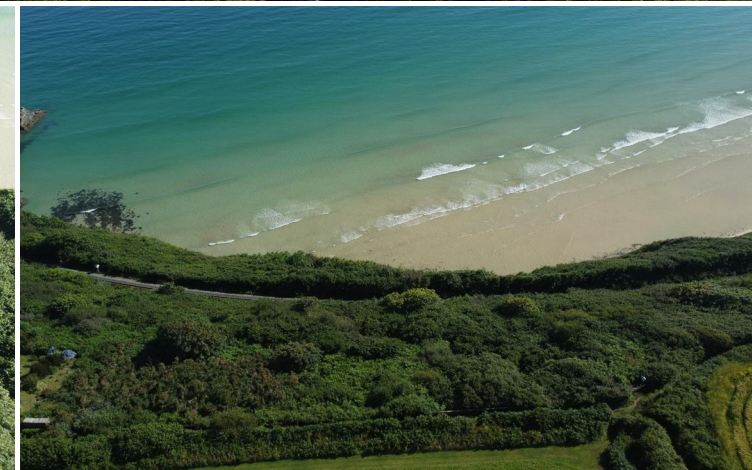
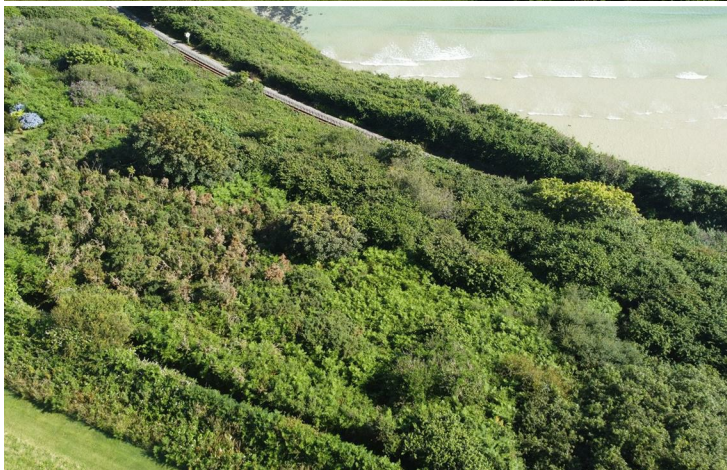
SITUATION

Enjoying spectacular, far-reaching views across St Ives Bay and along miles of the dramatic North Cornish coastline towards Trevose Head.

Carbis Bay Beach is easily accessible, and at low tide it is possible to stroll around the headland at the eastern end of the bay and continue on to the expansive sands of Porthkidney Beach. The town of St Ives is a 20 minute walk along the coast path to the west. The area surrounding St Ives is renowned for its collection of beautiful beaches, each offering its own unique character. Porthmeor Beach, home to the world-famous Tate St Ives gallery, faces the Atlantic and is a favourite with surfers, while the sheltered beaches around St Ives Bay are particularly popular with families with regular views of dolphins and seals are reported. St Ives itself is a charming coastal town known for its maze of narrow streets lined with traditional fishermen's cottages, alongside a vibrant mix of independent shops, restaurants and galleries. At its heart lies the picturesque granite harbour, where local fishing boats still moor along the pier, complete with its own sandy beach.

A wide range of leisure opportunities can be enjoyed locally, including water sports, coastal walks and golf, with the acclaimed West Cornwall Golf Club overlooking the Hayle Estuary located less than a mile away.

For travel connections, a scenic branch railway line links Carbis Bay and St Ives to the main London to Penzance line at nearby St Erth, providing convenient access to the wider rail network.



THE LAND

A rare opportunity to acquire a parcel of land extending to approximately 0.25 acres, occupying an elevated position with stunning panoramic views across Porthkidney Beach and beyond. Accessed directly from the South West Coast Path, the site enjoys an exceptional coastal setting and a unique position overlooking one of Cornwall's most picturesque stretches of coastline.

The land is predominantly overgrown but offers considerable potential, subject to obtaining the necessary planning permissions and consents. It is also conveniently located close to West Cornwall Golf Club and the railway station, providing excellent accessibility while retaining its tranquil coastal setting.

Extending to approximately a quarter of an acre, this is an extremely rare opportunity to purchase a site in such a sought-after location, offering outstanding views and exciting future potential, subject to the relevant consents.

AGENTS NOTES

The rights of access to this land are contained in a conveyance dated 23rd August 1923. "The property has the benefit of a right of way over the land coloured brown on the attached plan". The 1923 conveyance which grants the right states the road coloured brown was intended to be of a uniform width of 12 feet. Copies of the documents and plans referred to will be available on request.

DOCUMENTATION

Further documentation available on request.

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

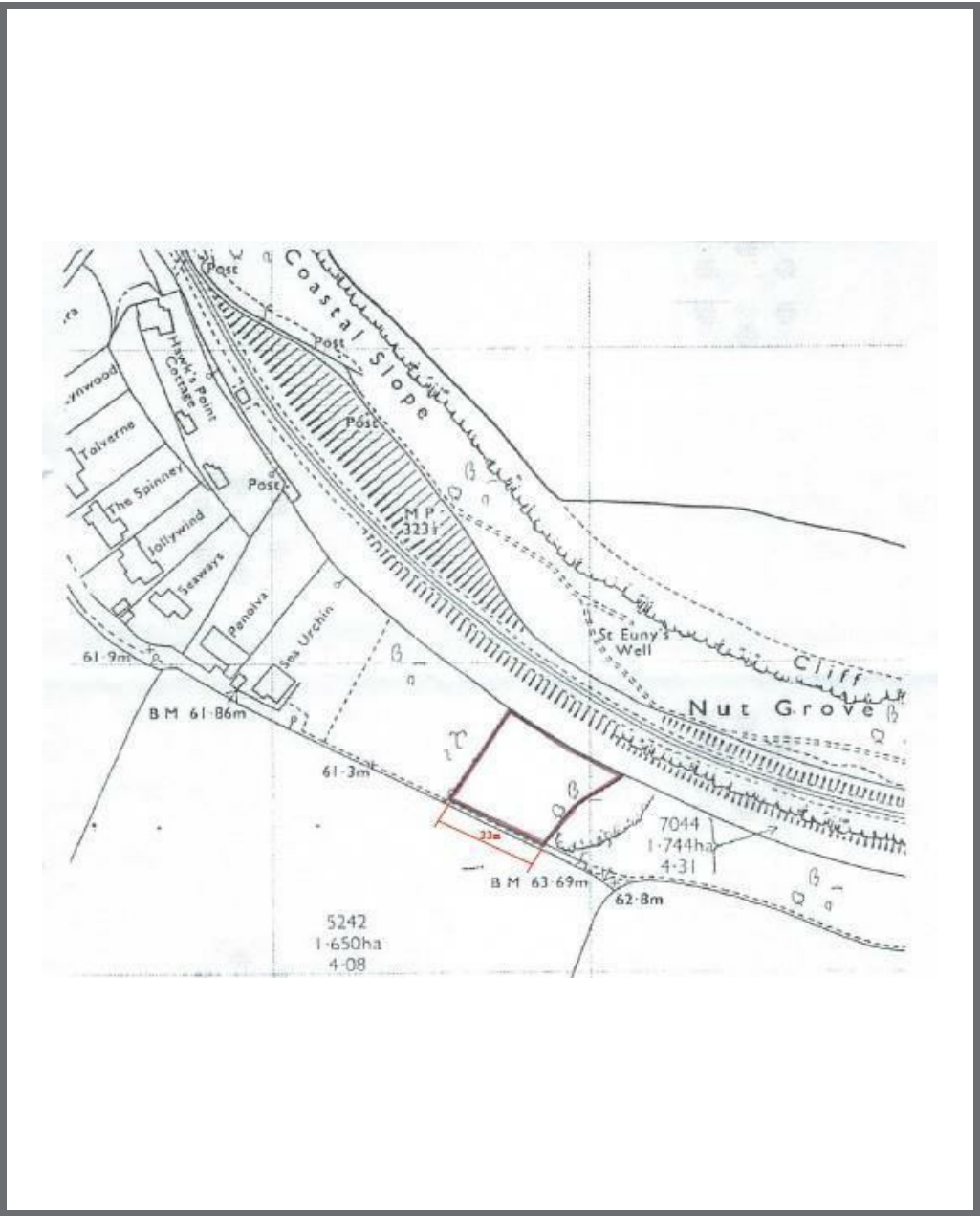
Upon entering Carbis Bay on the St Ives Road from Lelant, take the right-hand turning onto Porthrepta Road and continue until you reach the right-hand turning into Headland Road. Proceed along Headland Road to the end, where it is suggested that you park and continue on foot.

The parcel of land can be found along the footpath on the left-hand side, immediately before the footbridge. A location plan is available within these particulars for identification purposes.

WHat3words ///tangent.polite.innovator



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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