

## 1.8 Acres of Land at Millpool, Goldsithney, Penzance, Cornwall TR20 9JE



*A rare opportunity to acquire a versatile 1.8 acre parcel of land in Millpool, Goldsithney.  
The land is well enclosed, private, and includes two caravans.*

**Guide Price: £50,000    Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

This 1.8 acre agricultural plot is situated in the hamlet of Millpool, Goldsithney. Although currently overgrown, parts of the land have been cleared to facilitate viewing. The site includes two touring caravans, which have not been inspected due to the dense vegetation. These caravans may be suitable for storage or alternative uses, subject to obtaining the necessary permissions. The land is well enclosed, offering a high degree of privacy, and features a gentle slope.

Access is granted via a right of way over a short section of neighbouring land, with easy entry from the road. A gate provides direct access onto the property, and the track is wide enough to accommodate vehicles.

A historic mineshaft is recorded on the site, and any use or development of the land should take this into consideration for safety and planning purposes.





### Services

Main waters. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

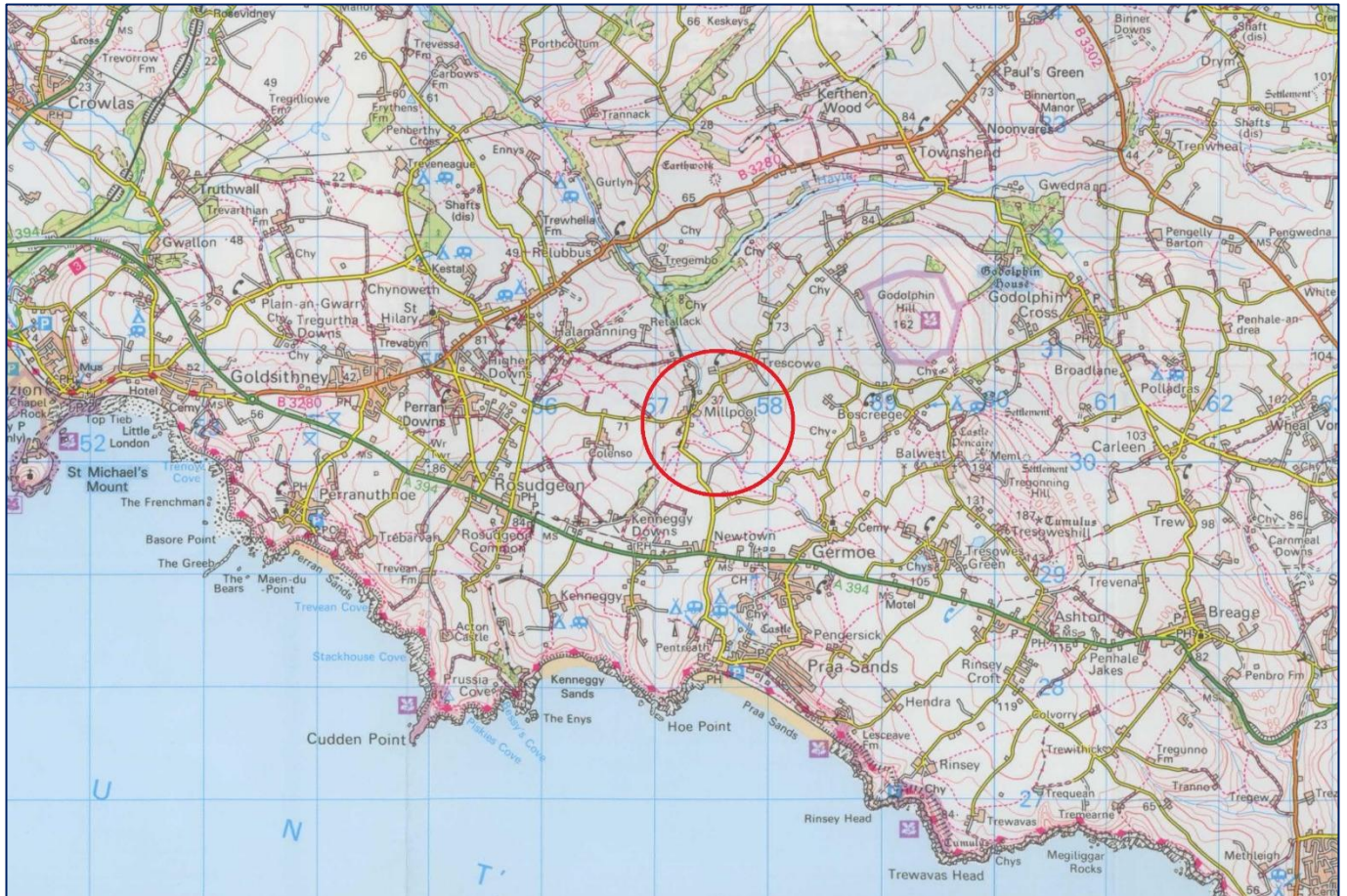
Access to the property is granted via a right of way over neighbouring land. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### 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

Located in Millpool, within one of Cornwall's well-known regions, the land offers easy access to popular destinations such as St Michael's Mount, the Minack Theatre, and St Ives. Nearby Porthleven is a growing culinary destination, while Prussia Cove and Helston have notable local history. The nearby Lizard and Land's End Peninsulas are designated Areas of Outstanding Natural Beauty and offer dramatic coastal views, a mild climate, and a range of outdoor activities. St Erth station is approximately five miles away and provides direct rail connections to London, including an overnight sleeper train.



## 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](mailto:property@lodgeandthomas.co.uk)

## Directions

From the A30 heading into Hayle, take the 4th exit at Loggans Moor Roundabout onto Carwin Rise (B3301). At the next roundabout, take the 1st exit onto Guildford Road and continue for approximately 2.4 miles, following signs for Townshend. Drive through Townshend village, then turn left onto Bunkers Hill. Continue for about 1.4 miles towards Trescowe. Turn right into Millpool, then take the immediate left at the junction. Shortly after, the access to the yard will be on the left. The land is located on the left side of the properties, approximately 100 metres down the grass lane where you'll find the field gate.

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