

## Land at Towednack, St Ives, Cornwall TR26 3AX



**For Sale by Informal Tender**

**Best & Final Offers to be received by Friday 30th January 2026 at 12 noon**

*Lot 1 - A picturesque parcel of amenity land together with a large pond at its heart. 2.58 acres in all.*

*Lot 2 - Paddocks of grazing and amenity land extending to 1.06 acres in all.*

**Available as a whole or in two Lots**

**Guide Prices: Lot 1 - £40,000 | Lot 2 - £25,000 Freehold**



### Lot 1 – Guide Price £40,000



This comprises a level parcel of grassland bordering the stream and with a beautiful pond at its heart. Well suited to amenity use, conservation and perhaps for the keeping of small livestock.

A vehicular gate to the south west is now a little overgrown but could be re-opened and this will give access to a vehicular track (over which vehicular access rights will be granted) giving access to the highway a short distance to the south.

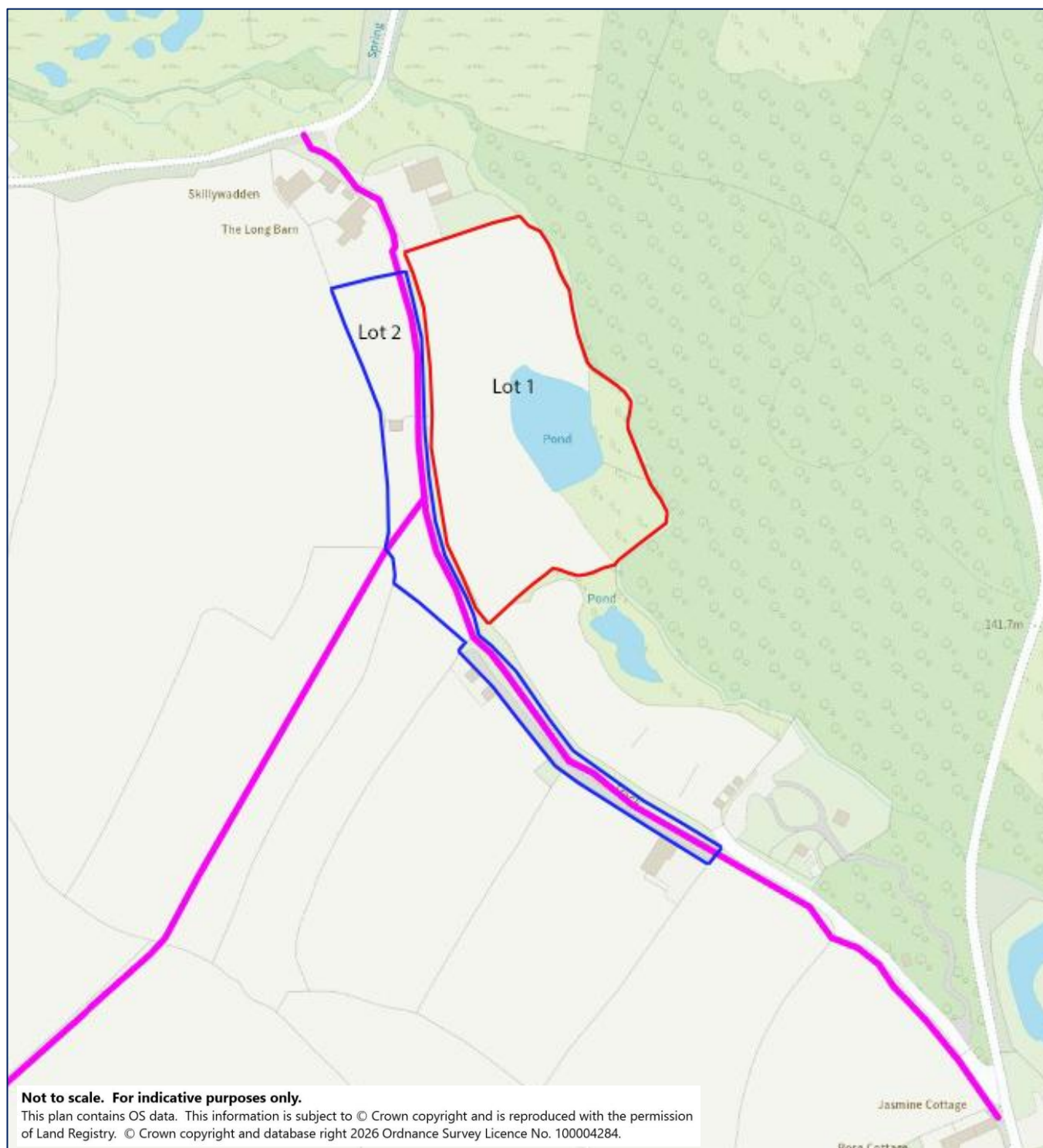
### Lot 2 – Guide Price £25,000



This comprises a level parcel of grassland in two paddocks. Historically used as pony grazing they are well suited to amenity use, conservation and for the keeping and grazing of small livestock. In one of the paddocks is a timber hay store/shelter (approximately 4.5m x 5m).

A public footpath follows the eastern boundary of both of the paddocks and then continues over the access lane. This footpath also crosses the middle of one of the paddocks. The right of way is shown in pink on the land plan.

A vehicular gate to the south west gives access to a vehicular track which in turn gives access to the highway a short distance to the south. The majority of this track is in this land's ownership and vehicular rights of way over the same are enjoyed by several neighbouring land owners and the same rights will also be given to Lot 1, if sold independently.



### Services

None connected. 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. Public footpaths cross Lot 2 and shown in pink on the attached land plan.

### 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 in a very quiet position on the outskirts of Towednack to the south west of St Ives. Being situated alongside a public footpath the land enjoys a peaceful ambience with no passing traffic and there are a number of footpaths, byways and bridleways in the immediate vicinity offering plenty of off road walking and riding opportunities on the doorstep. St Ives, famous for its beaches, harbour, galleries and many eateries, offers a wide range of every day amenities and is within 3.5 miles. There are public houses at Crippleasease and Halsetown.



## 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

Proceeding west along the A30 take the second exit at the St Erth Roundabout to St Ives and Lelant. Proceed straight ahead at the next mini roundabout and then left at the second onto Mill Hill. Follow this road for approximately 3 miles before turning left at the wide T junction and then almost immediately right signposted Towednack. Continue along this road for approximately three quarters of a mile and then turn left to Nancledra and Penzance. Continue for a quarter of a mile and the entrance lane will be found on the right hand side (opposite Amalwhidden Coarse Fishing). Proceed along the lane (also a public footpath) for approximately 140 metres before it bears slightly left and then for a further 120 metres before the entrance gate to Lot 1 will be found on the right hand side and the entrance gate to Lot 2 will be found immediately ahead. **We politely request that interested parties find suitable parking nearby and proceed along the entrance track on foot in the first instance.**

**what3words**///spare.fork.retraced (to head of entrance lane); ///disco.procures.timidly (to Lot 1 entrance gate);  
///lodge.racked.baguette (to Lot 2 entrance gate).