

LOT  
**100**

## Land at New Road, St. Hilary, Penzance, Cornwall TR20 9EA

GUIDE PRICE **£75,000+\***

LAND

### Description

An interesting and rare opportunity to acquire a parcel of land measuring circa 1.3 acres in the highly sought-after village of St Hilary. The land has the benefit of a gated access directly from New Road, with circa 90 square metres of hardstanding to facilitate the parking of vehicles. We are informed by the vendor that there is also a mains water supply, BT connection and electricity on site, interested parties must rely upon their own investigations with regards to the supplies being in situ. The land will be likely to appeal to those with equestrian/ horticultural interests, or for occasional recreational camping and caravanning in Cornwall, with perhaps hope value for development potential in the future, upon which interested parties must make and rely upon their own enquiries of Cornwall Council Planning Department.

### Situated

St Hilary is set deep in the heart of the Cornish countryside, in proximity of Goldsithney, Godolphin Cross, Hayle, Mounts Bay and the South West Coastal path. The village offers a church, primary school and an active community, with further facilities at Goldsithney and in turn Penzance.

### Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Miller Countrywide Penzance 01736 364260 or Countrywide Property Auctions 01395 275691.

### Auctioneer's Note

Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and



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