



- A parcel of amenity land measuring circa 13.23 acres with stunning sea and headland views

A fabulous opportunity to acquire a parcel of amenity heather and gorse land situated on the cliff tops at Porthtowan. Measuring circa 5.3 hectares/13.23 acres the land offers panoramic sea and headland views, located in a World Heritage Site and designated as a Site of Special Scientific Interest and open access land.

**Situated** Jolly's Lane serves a number of individual properties in a non-estate position on the South side of Porthtowan. Porthtowan itself offers a large sandy beach popular with bathers and surfers alike, with a range of local facilities including shop, cafes and wine bar. The nearby village of St Agnes (3 miles) has a further range of local facilities with the cathedral city of Truro circa 9 miles, with a mainline railway station.

**Outside** Circa 5.3 hectares/13.23 acres of amenity, heather and gorse land with

World Heritage and Site of Special Scientific Interest status.

#### Auctioneers Note

The South West Coastal Footpath crosses through the land. Measurements have been made using the Promap mapping system, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes and is not to scale. Crown Copyright Reserved.

#### Viewing Arrangements

At any reasonable time during daylight hours and at the viewers



own risk. General enquiries  
Stratton Creber Newquay 01637

876275/Countrywide Property  
Auctions 01395 275691.