



Former Golf Links and Land off Bossiney Back Lane, Tintagel, Cornwall, PL34 0DN

For Sale by Public Auction

01409 259 547 | farms@kivells.com



# Former Golf Links & Land off Bossiney Back Lane

Tintagel, North Cornwall, PL34 0DN

**For sale by Public Auction on Wednesday 21st June 2023 at 7pm at The Strawberry Fields, Lifton, Devon.**

A super block of land on the spectacular North Cornish Coast with panoramic sea views.

Once in a lifetime opportunity.

**Lot 1: Approximately 50.66 acres - Guide £295,000**

**Lot 2: Approximately 5.41 acres - Guide £60,000**

## Situation

The land at Tintagel can be found on the outskirts of the town on the headland, and has some stunning views over the north Cornish coastline and Atlantic ocean beyond.

The village of Tintagel is steeped in history as legend has it that it is the birth place of King Arthur. The remains of his castle and great halls can still be seen and prove a popular visitor attraction. The village itself has a small choice of shops, a post office and church and Trebarthwith Strand, a lovely sandy surfing beach, is only 1½ miles away.

The town of Camelford is only 5 miles away and has a wider range of amenities. It straddles the A39 Atlantic Highway and this main route provides a scenic drive further south into Cornwall or north towards the portal town of Bideford and in turn access to the cathedral city of Exeter.

## Method of Sale

The Former Golf Links and Land off Bossiney Back Lane will be offered for sale by Public Auction.

## Description

**LOT 1 - Approximately 50.66 acres (20.50 ha)**  
**Coloured green on the plan**

The land known as Smiths Cliffs, a former golf course, comprises an attractive mixture of some 26½ acres of level or very gently sloping pasture and about with 24 acres of cliff land which is intersected by the Southwest Coast Path.

Benefitting from road access in the south-west corner, the land enjoys the most fantastic views along the coast and out to sea.

**LOT 2 - Totalling some 5.41 acres (2.19 ha)**  
**Coloured pink on the plan**

Land off Back Lane comprises three small level pasture paddocks with traditional Jack and Jill stone walling. Adjoining Lot 1, the land and is accessed via Bossiney Back Lane. It is also accessible from the Southwest coast path.

Both lots of land would be suitable for a number of purposes such as grazing livestock or for amenity use.

## Other Information

**Date of Auction:** Both lots of land will be offered for sale by PUBLIC AUCTION on Wednesday 21st June at 7pm at Strawberry Fields, Lifton, Devon, PL16 0DE

Buyers are advised to attend by 6.30pm to register.

**Registration:** Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

**Buyers Auction Fees:** All successful buyers should note that on exchange of contracts a Buyer's Administration Fee of £2000 plus VAT (total £2400 inc VAT) is payable to Kivells by cheque, BACS or debit card payment.

The successful buyer will also be required to reimburse the vendor for search fees.

Please note if the lot is sold prior to auction, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

**Deposit:** A 10% deposit will be required to be paid by the successful bidder upon the fall of hammer and at this point the contract. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

**Completion:** Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price will fall due as a deposit being exchange of contracts.

**Vendors Solicitors:** Sproulls Solicitors, Bodmin (Terri Hooper).

**Tenure:** The land is freehold with vacant possession upon completion.

**Services:** The Land is not connected to any mains services, but we understand mains electricity and water is nearby. Purchasers must make their own enquiries regarding the cost and ability to connect to mains services. The Land does have natural water in the form of a stream.

**Local Authority:** Cornwall Council, Truro.

**Basic Payment Scheme (BPS):** The land is registered for the Basic Payment Scheme, but NO BPS entitlements are included in the sale.

**Stewardship Agreements:** The land is not subject to any stewardship agreements.

**Photographs:** Taken May 2023

### Directions

What3words: LOT 1 - ///dialects.bets.handlebar  
LOT 2 - ///quarrel.soap.reference

When entering Tintagel on the B3263 either from Tregatta/Treknow/Trewarmett or from Bossiney/Trethevy, at the centre of Tintagel pass over the mini roundabout on Fore Street following signs to the Headland. Continue along this road following your nose and bearing right on to Atlantic Road which at the end of the built-up area turns left towards Camelot Castle Hotel, whereupon the land will be found along this road on the right hand side indicated with a Kivells "For Sale" board upon the field gates (LOT 1)

LOT 2 is located off Bossiney Back Lane which can be found on the righthand side just before the Bossiney House Hotel turning.

### Viewings

Intending purchasers may inspect the property at a time of their choosing bearing a copy of the sale particulars. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

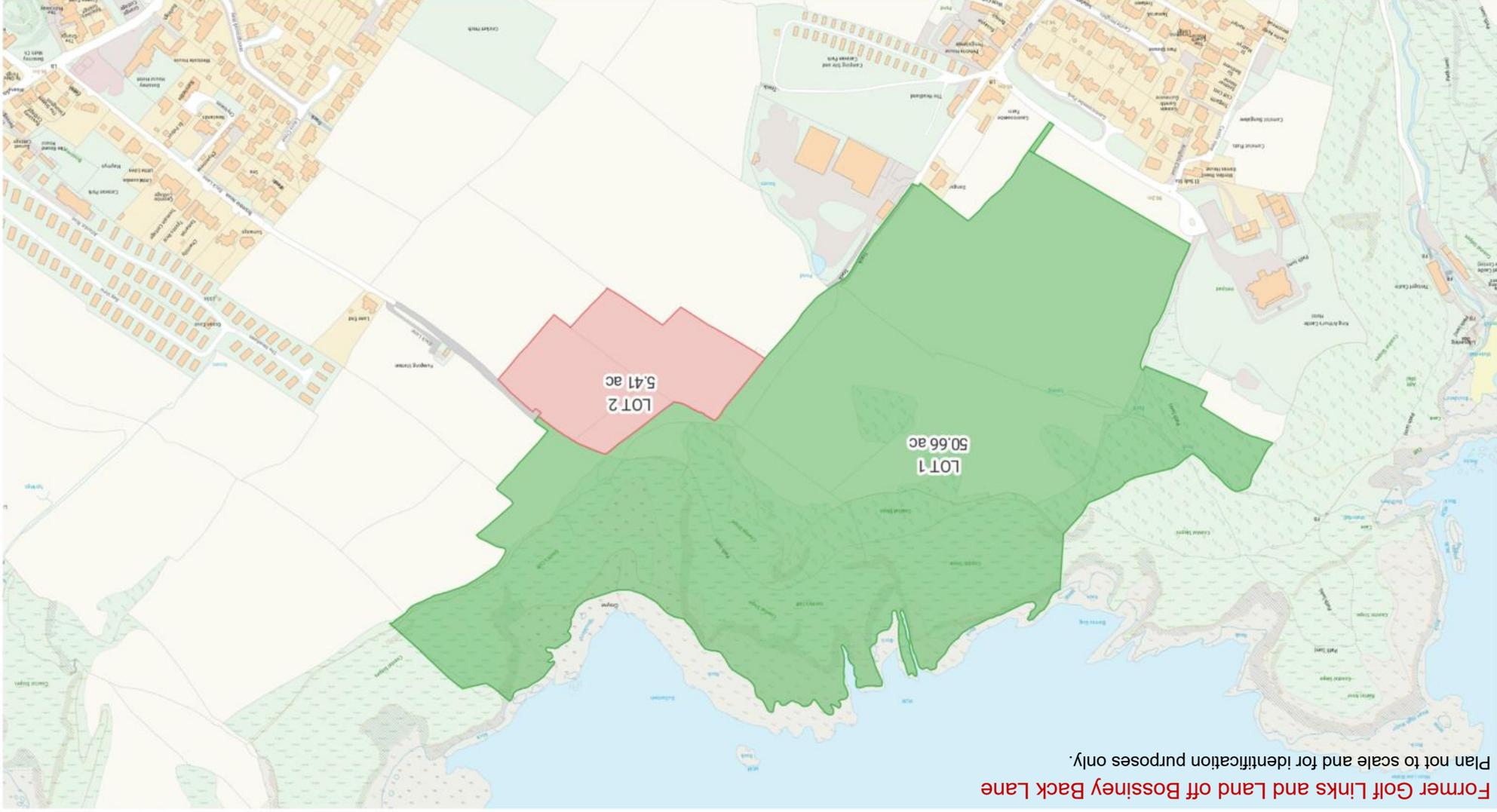
### Contact Us

Holsworthy farms & Land Agency  
T | 01409 259547 or E | farms@kivells.com



**Former Golf Links and Land off Bossiney Back Lane**

Plan not to scale and for identification purposes only.



Produced on May 3, 2023.  
© Crown copyright and database right 2023 (licence number 100059532)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to

Kivells | Holsworthy Agricultural Centre | Holsworthy | Devon | EX22 7FA | 01409 259 547 | farms@kivells.com

