

LODGE & THOMAS

ESTABLISHED 1892

Lot 3 - Black Bridge Land at Copperhouse Pool, Hayle TR27 5AH



For Sale by Public Online Auction
Closing Date: Friday 12th December 2025 at 12 noon

11.62 acres of land at Copperhouse Pool, Hayle.

Auction Guide Price: £30,000 Freehold

01872 272722

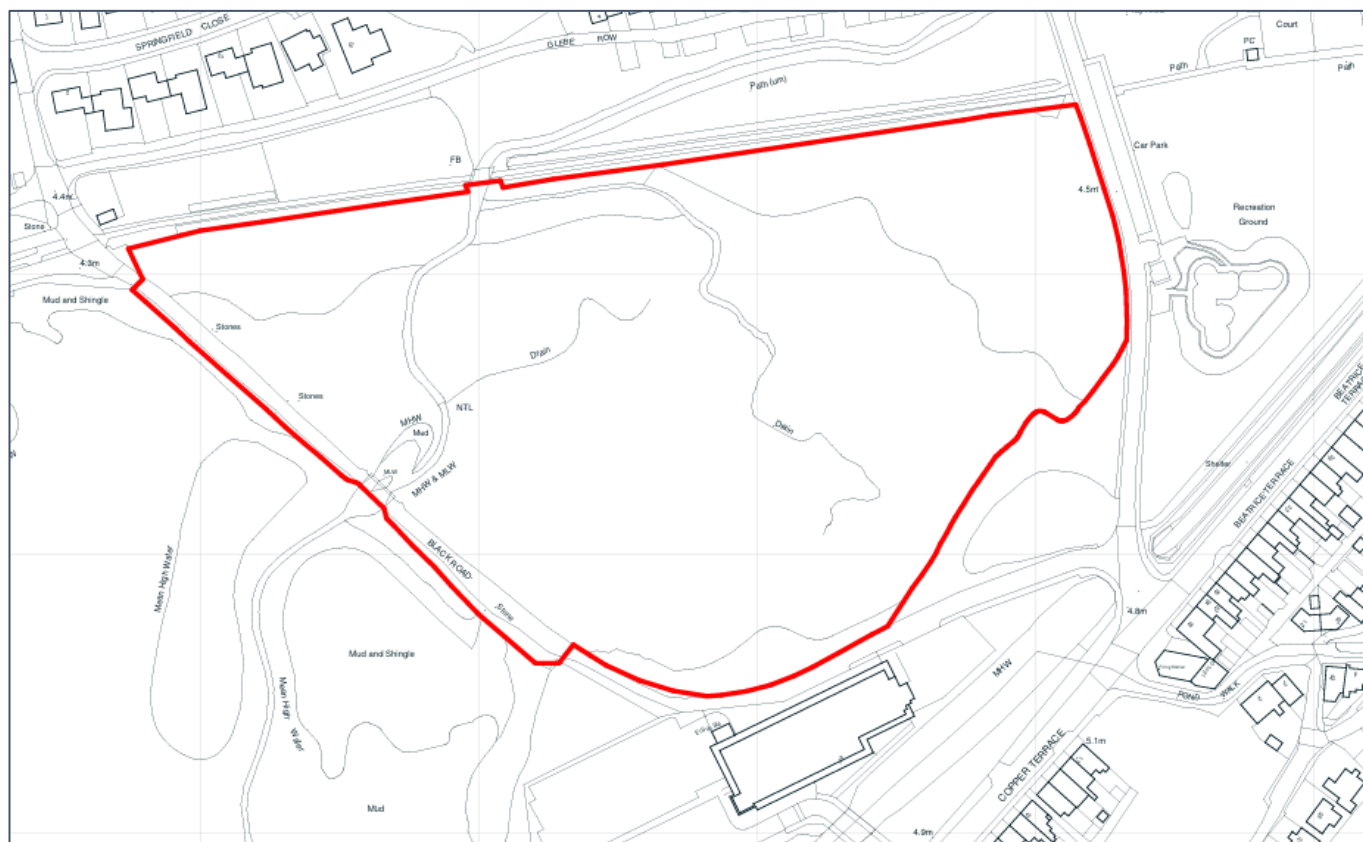
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The land forms a historically and environmentally significant area of the estuary town of Hayle. Extending to 11.62 acres (4.70 hectares) of grassland and salt marshes. The land is contained within the Hayle Estuary and Carrack Gladden Site of Special Scientific Interest (SSSI), and provides a rich haven for over-wintering and migrating waders and wild fowl. The land mainly comprises of grassland, together with wetland and marsh. The Angarrack River flows through the land.

The land is accessed from the 'Black Road' and 'Black Bridge', which lies to the south-western boundary, and which is also a public footpath. Black Road joins the King George Memorial walk at the northern section and to the southern section meets the Home Bargains store and Recreation Ground. The Black Bridge is a Grade II Listed structure, which was a road bridge constructed of the local Scoria blocks (smelter waste) by the Cornish Copper Company and dating from the 19th century.



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.

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.

Viewing

Strictly by appointment. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer should refer to the special conditions within the auction pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Within 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 at the end of the auction. From this, a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.