

LODGE & THOMAS

ESTABLISHED 1892

Lot 1 - Land at King George Memorial walk and Copperhouse Pool, Hayle TR27 5AH



For Sale by Public Online Auction
Closing Date: Thursday 15th October 2026 at 12 noon

Parking space at King George Walk. 1.72 acres of wetland at Copperhouse Pool, Hayle.

Auction Guide Price: £5,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The land forms a historically and environmentally significant area of the estuary town of Hayle. Extending to 1.72 acres 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 wetland habitat within the Copperhouse Pool, together with grassland.

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

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

GENERAL CONDITIONS OF SALE

Our online auction partners are Bamboo Proptech – www.bambooproptech.com

SPECIAL CONDITIONS OF SALE The buyer will be required to reimburse the seller the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The seller 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 buyer's responsibility to make all necessary enquiries prior to the auction and we strongly recommend buyers instruct a solicitor to assist. It will be the buyer's responsibility to reimburse the vendor's costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES It is free to register to bid. The buyer will be required to pay £2,400 on 'the fall of the hammer'. This buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Proptech as a contribution toward the online platform costs. The buyer will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the seller's solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE The Guide Price is an indication of the seller's expectations. The Reserve Price is a figure below which the auctioneer cannot sell the property 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.