LODGE & THOMAS

ESTABLISHED 1892

0.66 Acres of Land at Tregajorran, Carn Brea, Redruth, Cornwall TR15 3YU



For Sale by Public Online Auction
Closing Date: Wednesday 9th December at 5pm

A block of amenity land between Redruth and Camborne on the edge of the hamlet of Tregajorran extending to 0.66 acres or thereabouts.

Auction Guide Price: £20,000 Freehold

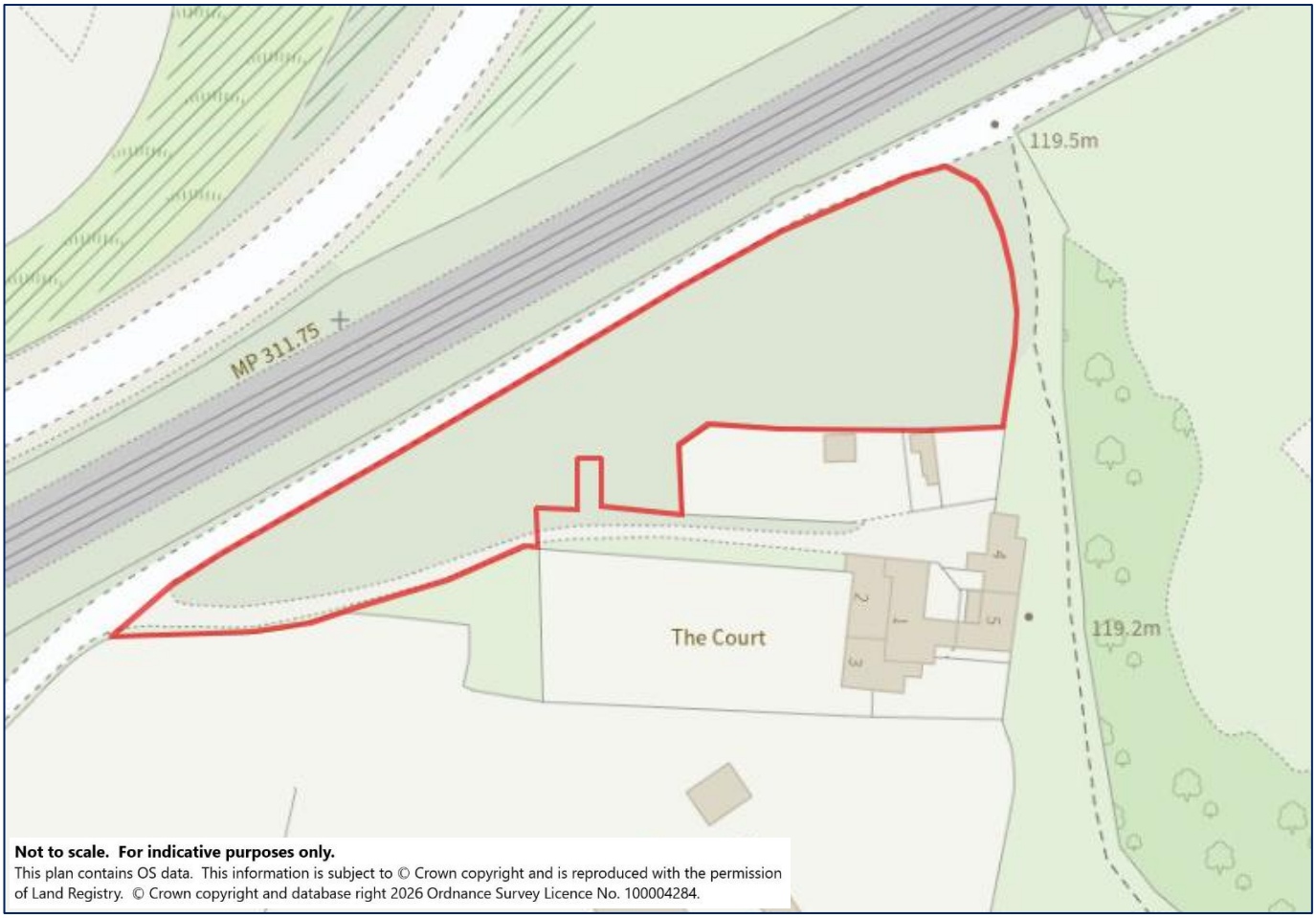
01872 272722
58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a block of amenity land on the edge of the hamlet of Tregajorran, extending in all to approximately 0.66 of an acre. The land is relatively level and is overgrown in places and would be suitable for a variety of amenity uses, or development, subject to planning.

The land is accessed off a no through road via shared access lane.



Services

No services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

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. Please note the neighbouring properties have rights of way over the entrance driveway to access their homes.

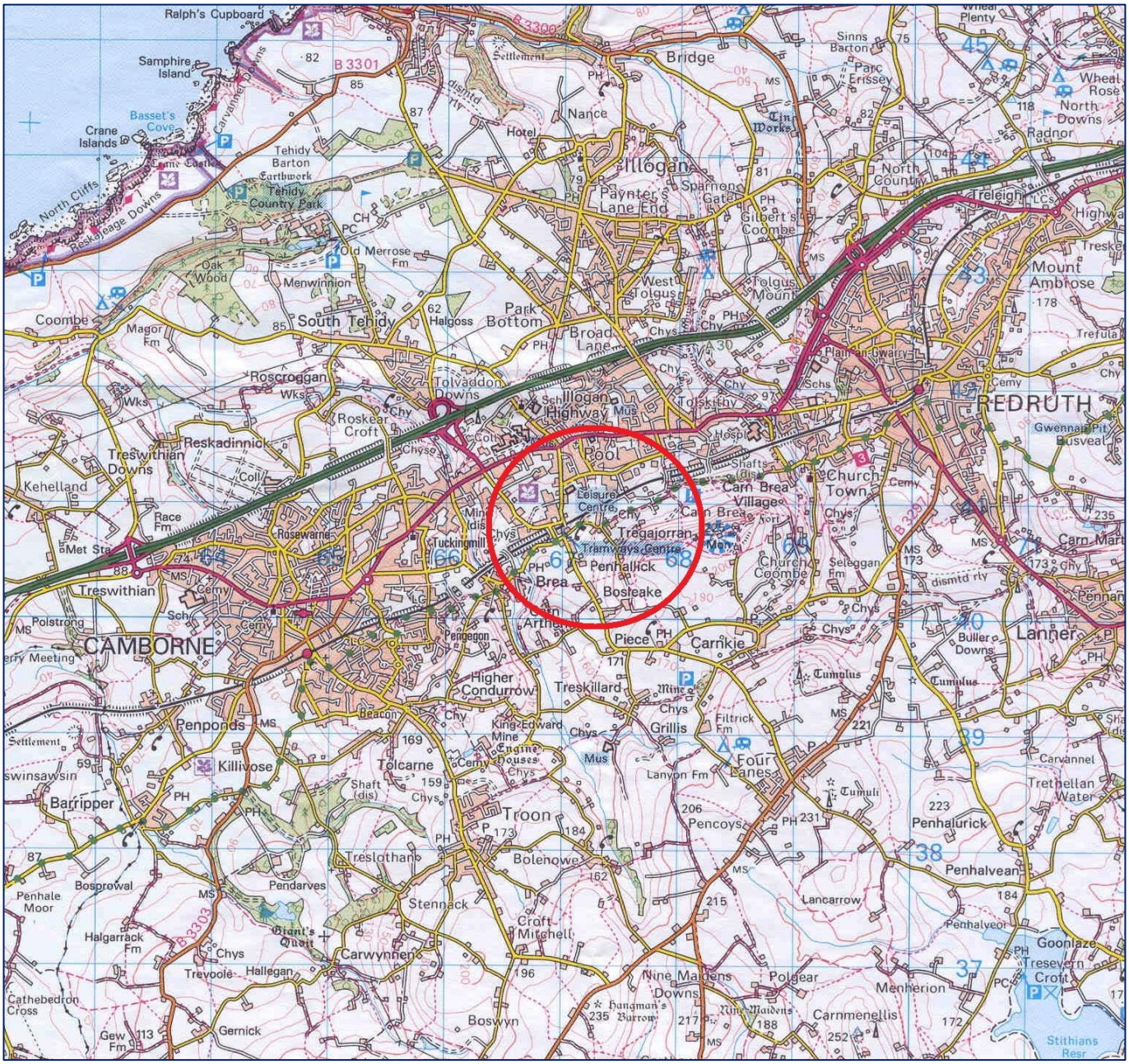
Particulars & Plan

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.

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Location

The land is situated on the edge of the hamlet of Tregajorran, within easy reach of the conurbations of Redruth and Camborne, both towns offering a wide range of services and facilities and the A30 dual carriageway.



Agents Note: The vendor has advised that historic treatment for Japanese knotweed has occurred on the site. The site is being sold as seen with no warranty. Buyers to rely on their own inspection/surveys.

Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Exit the A30 at Tolvaddon and head towards Camborne Town. At the first Junction, keep straight, onto Dundance Lane. Keep on this road, taking right hand turn signed Brea / Four Lanes. Over Railway bridge, around left bend, at the next bend keep straight on signed Tregajorran (No Through Road). Procced along the road for approximately 0.25 miles and the land will be found on the right. **what3words**/// allergy,humans.swoop

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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 £1,200 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.

Vendors Solicitors: Nalders Solictors Falmouth
FAO: Mark Buswell Tel: 01326 316655 Email: jmb@nalders.co.uk

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