



Woodland adj to Quay House Pill Lane, Feock, Truro,  
Cornwall TR3 6SE

A particularly attractive parcel of woodland  
suitable for camping about 50m from the Pill Creek

Loe Beach Watersports Centre 0.5 mile - Truro 5 miles - Falmouth 10 miles

• Online Auction 6.30pm 25th May 2021 • Lot 1 Auction Guide £20,000 - £40,000 • Attractive Woodland in Wonderful Waterside Location • Glimpses of the Creek with Potential to create delightful waterside vistas • Ideal for Camping under the 28 (currently 56) Day Permitted Development Right Rules • Includes Garden Shed and Greenhouse • Many Wild Flowers and Mature Deciduous Trees • NB: Lot 2 is Withdrawn

Prices From £20,000

01872 264488 | [truro@stags.co.uk](mailto:truro@stags.co.uk)

### **METHOD OF SALE**

The property will be offered for sale by Online Traditional Auction. The end of the online auction is scheduled for 25th May 2021 at 6:30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website stags.co.uk - Online Property & Land Auctions.

### **SITUATION**

The land lies adjacent to various high value residential properties in one of the most highly sought after areas in Cornwall.

Standing on the western shore of the River Fal and at the head of The Carrick Roads, Feock is readily accessible to Loe Beach with moorings and water sports hire, together with direct access to some of the finest day sailing waters in the country. In the surrounding area there are numerous scenic countryside and creekside walks and nearby tourist attractions with The National Trust Gardens at Trellissick being just along the road, as is the King Harry Ferry, which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula.

Truro is approximately five miles distant and forms the main commercial, administrative and retailing centre of Cornwall. There is a main line rail connection to London Paddington at Truro.

### **DESCRIPTION**

For Sale by Online Auction 6.30pm on 25th May  
Lot 1 0.82 of an acre: Guide £20,000 - £40,000  
Lot 2 0.47 of an acre: Guide £20,000 - £30,000 WITHDRAWN

Both lots are attractive woodland that could suit 28/56 Day camping, situated just 50m from the water's edge and close to many local tourist attractions. The woodlands have in the past been used for growing plants and vegetables, as well as discreet boat storage. They form an attractive base for away buyers wanting to own a wonderful small part of peaceful Cornwall, alternately for those living more locally, they provide an ideal recreational area to perhaps

enjoy with or without a young family that may one day prove to have been a very good investment.

### **PLANNING & DEVELOPMENT POTENTIAL**

As the guide prices would suggest, we are not selling a building plot. A planning application was made in Nov 2018 under Application No. PA18/11025 for a detached dwelling this was turned down at appeal. The site is also now covered by a Whole Woodland Tree Preservation Order made in 2018,. Buyers must draw their own conclusions as to the likelihood of obtaining planning consent for residential development of the site.

Under the 28 day Permitted Development Right Rules, various activities can currently be carried out, for 56 days per annum without the need for any consents; these include public and private camping.

### **SERVICES**

There are no services connected, but mains water, drainage and electricity are all believed to be available nearby. Buyers must satisfy themselves on these points.

### **ACCESS**

Access is gained from the Highway over a short section of unregistered title that provides prescriptive access rights. to both lots Lot 1 also has road frontage. The drive to Carrick (neighbouring dwelling) is included within Lot 2.

### **LOCAL AUTHORITY**

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY, T: 0300 1234 100, [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### **WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. We are not aware of any other public or private rights of way that affect the property other than the neighbouring residential property known as Carrick, has access rights over the drive.



### TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 4 weeks after the auction, or earlier by agreement.

### Overage Provision

Unusually, there is no Overage provision requiring a further payment if residential planning permission is obtained.

### BUYERS & ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit.

An additional "administration" fee of £500+VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags. The purchaser shall also reimburse the vendor the cost of the searches carried out.

### PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

### AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Due to Covid precautions we are not making it available for inspection at Stags offices Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

### DEFINITION OF GUIDE AND RESERVE

-Guide price(s) are an indication of the seller's expectation.

-Reserve price(s) are a figure below which the auctioneer cannot sell the Lot at Auction. We expect the Reserve will be set within the Guide range.

-Guide price(s) may change at any time prior to the Auction.

### VENDOR'S SOLICITORS

Nalder's Solicitors, 49 Arwenack Street, Falmouth, TR11 3LB, FAO: Mr Mark Buswell, T: 01326 313441, E: [jmb@nalders.co.uk](mailto:jmb@nalders.co.uk)

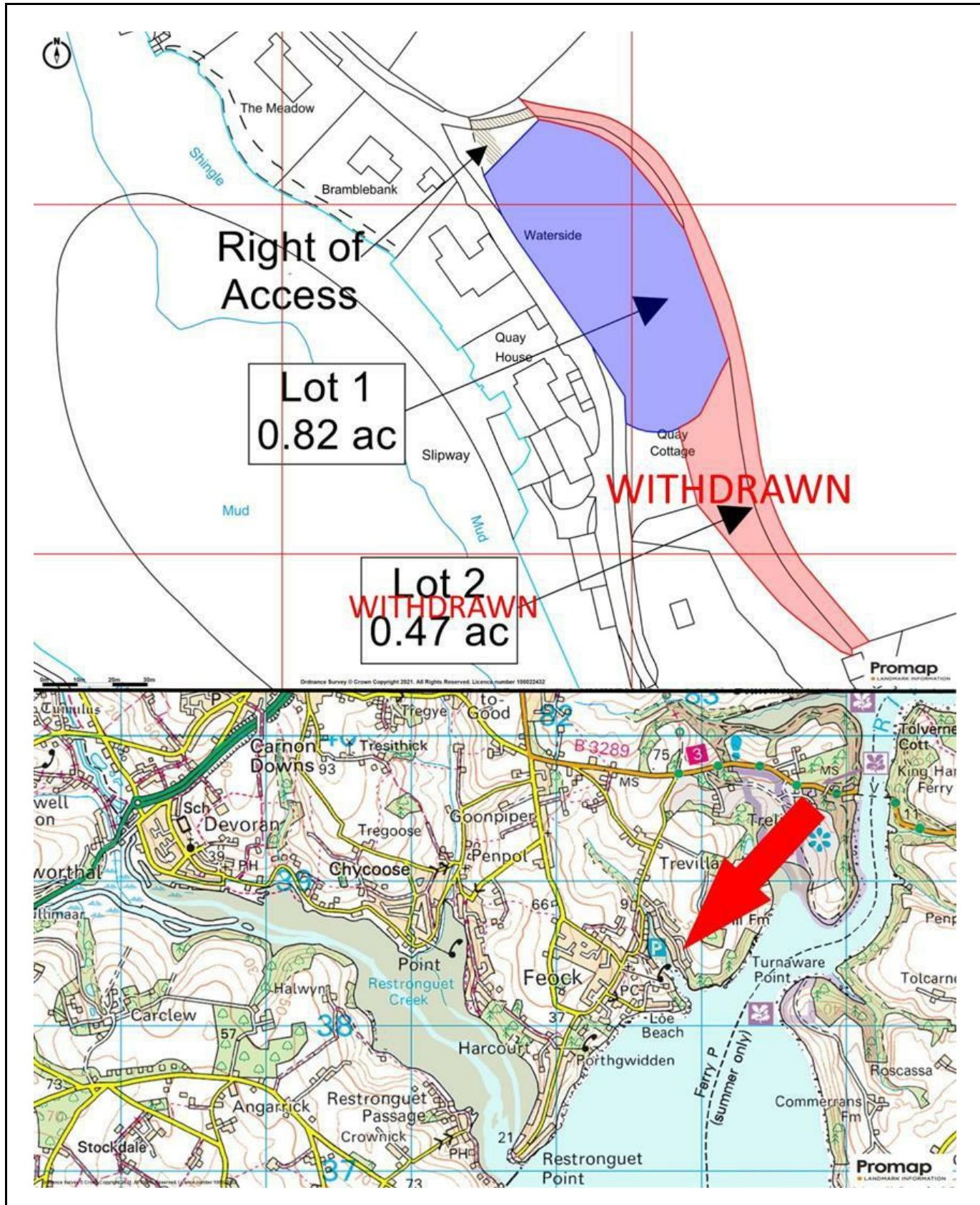
### VIEWING

Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Truro Office.

### DIRECTIONS

From Truro take the A39 towards Falmouth and upon reaching the twin roundabouts at Playing Place turn left at the second, signposted towards Feock. Proceed through Penelewey and turn left towards the King Harry Ferry. Take the first fork right, towards Loe Beach and turn right at the end of the road. After 300m fork left onto Pill Lane. Almost at the end of this lane you will see a lane to the left signed Carrick. The land lies between this lane and the road. When viewing we suggest you park in the drive of The Meadow (see plan), (who has kindly given permission to park here, for those with an appointment to view). Please park considerately.





61 Lemon Street, Truro, TR1 2PE  
01872 264488  
truro@stags.co.uk



@StagsProperty