



Isabel Rose Little Rosemellyn, Roche, St. Austell, Cornwall
PL26 8LP

Desirable smallholding opportunity

Victoria Services (A30) 2.5miles - St Austell 6 miles - Newquay 13 miles

- Online Auction 6.00pm 22nd June 2021
- Auction Guide £125,000 - £175,000
- Potential (STP) for Ag Occupancy Dwelling
- Productive Grade 3 Land
- Potential (STP) To Erect Farm Buildings
- Static Caravan Included
- Reasonably Free Draining
- 12.05 ac (4.875 ha) in all

Auction Guide £125,000

01872 264488 | 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 22nd June 2021 at 6pm. 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. Auction Guide of £125,000 - £175,000.

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 £1,200 (Inc 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 (£140).

SITUATION

The smallholding lies on the outskirts of the village of Roche in a peaceful location, yet in a convenient position close to the new Cornwall Services at the Victoria junction of the A30 dual-carriageway, which links the Cathedral cities of Exeter and Truro.. It is centrally located with most Cornish attractions within easy reach.

The Eden Project is just over 6 miles to the south east. Both the south and the north coasts, with their numerous quaint fishing villages and sandy beaches lie just 8 miles and 12 miles away respectively.. Contrasting with this, are the rugged moors of Bodmin Moor, which provide numerous walking, riding and other outdoor pursuit opportunities which lie just 11 miles to the east. Closer to home is the nearby Goss Moor Trail (3 miles)

The village of Roche lies 1.5 mile to the west and branch-line rail services are available 1 mile north of the the village. Within the village are various bus stops, a pharmacy, various shops, a doctor's surgery, a pub, a primary school

and vets. A more comprehensive range of leisure, education and shopping amenities can be found at St Austell and Bodmin. The international and UK links of Newquay Airport lie just 10 miles away.

DESCRIPTION

For Sale by Online Auction 6.00pm on 22nd June 2021. The smallholding measures 12.05 ac (4.875 ha) in all). It lies within a ringfence, in a private position, with a short length of road frontage.

The land, having previously been farmed as a pig farm is laid out in numerous small paddocks, although some of this internal fencing is now in a dilapidated condition.. The land is all down to pasture and is classified as Grade 3. It is productive relatively free draining land well suited to the grazing of horses or livestock. Nearby neighbours appear to be growing small scale horticultural crops under ploy-tunnels.

A gated driveway leads from the highway, past a pond and wildlife area, through the middle of the land, providing access to each of the enclosures, a partially built barn and a static caravan. Far reaching countryside views can be enjoyed from most of the land.

This smallholding provides a sought after opportunity for perhaps a lifestyle change to perhaps a more self-sufficient "Good Life" way of living with a menagerie of livestock, or just a pleasant and spacious environment to spend wholesome weekends with the family .

DEVELOPMENT POTENTIAL

The previous owners who ran a successful pig enterprise obtained a temporary planning permission for an agricultural dwelling, although this has now expired. Neither the partly built farm building, nor the existing static caravan have planning permission. We understand that the current owners have not made any applications to the Local Planning Authority and at the time of drafting these details, there are no outstanding enforcement issues.

Subject to satisfying the Functional and Financial planning requirements, there



Taken in 2019

is potential for a new owner to initially obtain another temporary consent and subsequently a permanent consent for an Agricultural Occupancy Conditioned dwelling. There is also potential to obtain consent for the necessary buildings, such a business would require. Purchasers must obtain their own professional advice and draw their own conclusions as to the likelihood of obtaining any planning consents.

Alternately, there is potential to camp on the land or carry out other various uses, without the need for any consents, under the 28 Day Permitted Development Rules (Currently 56 days, this year and last year).

SERVICES

Private bore hole water supply, private septic tank with soak away drainage. Electricity is generated from ground mounted PV solar panels. Purchasers must satisfy themselves on these points.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY, T: 0300 1234 100, 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 public or private rights of way that affect the property. Various overhead electricity lines cross the property.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction.

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

Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY. (FAO Stephen Morrison) E: info@thurstanhoskin.co.uk T: 01209 213646

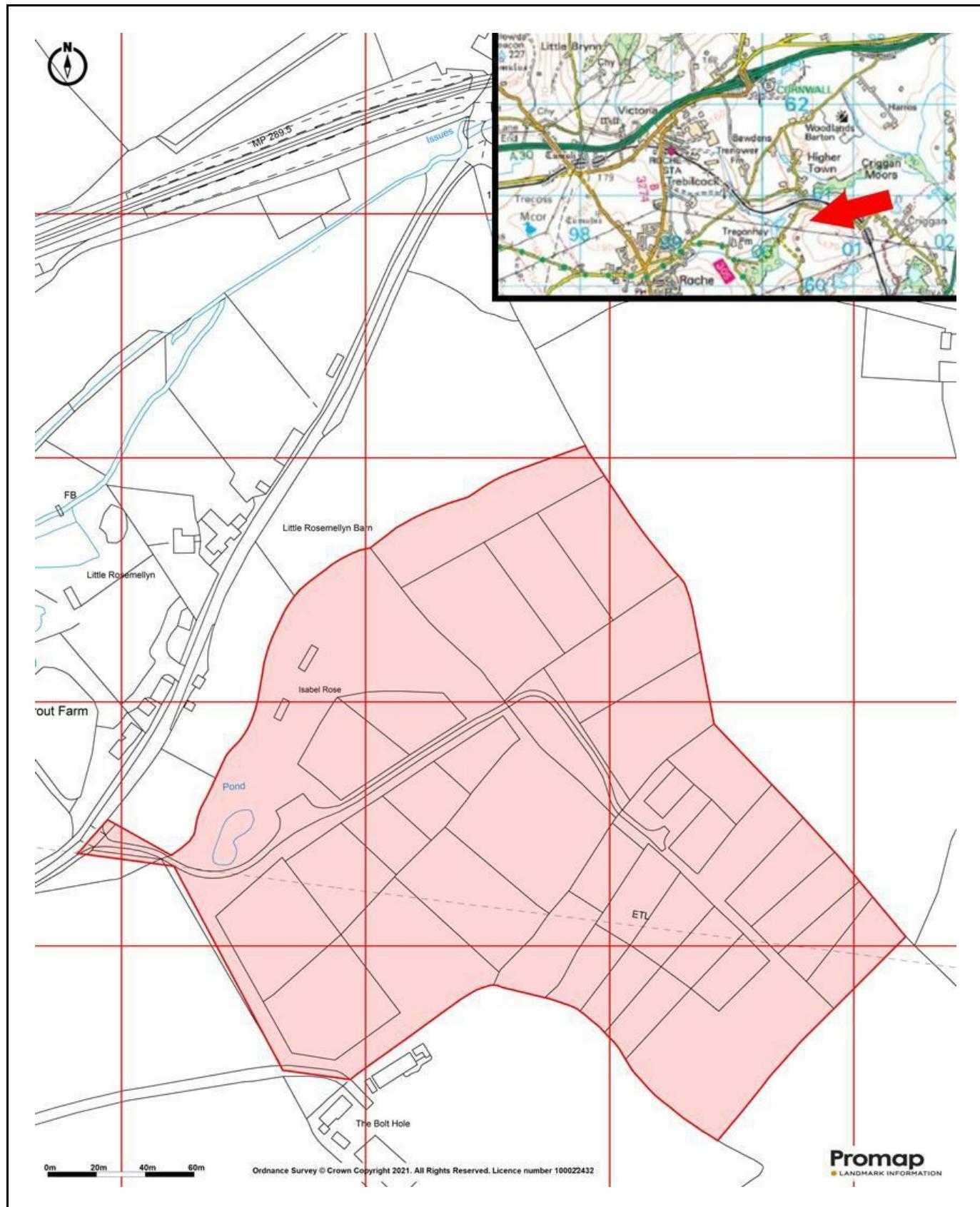
VIEWING

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

DIRECTIONS

From the A30 turn off at the Cornwall Service Junction at Victoria. head in a north east direction along the Old Coach Road, signed Withiel. Continue along this road, running alongside the A30 and take the first turning right, under an underpass, signed Tremodrett. Continue along this minor road for almost a mile and take the first turning on the left. Continue to the end of this lane and turn left at the T-junction. After a short distance, pass under the railway bridge and take the first turning right (signed Rosemellyn). Follow this lane for about 320 metres, where the gated entrance to Isabel Rose Farm will be found on the left. A For Sale Board has been erected.





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



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