



North & West Perspective



STAGS

Dupe Sunset Barn and Land , Ruthernbridge, Bodmin,
Cornwall PL30 5LX

Wonderfully located private barn for conversion
overlooking its own 22.5 acres

A30 Victoria 2.5 miles - Bodmin 4 miles - Mawgan Porth Beach 12.5 miles

• For Auction 29th June 2021 • Substantial Barn For Conversion • Potential to Vary to Bespoke Replacement Dwelling • Barn Set Back 500m from the Road • Wonderful Far-Reaching Rural Views • Coinvent for A30 and Popular Beaches • 22.5 Acres in all • Auction Guide £400,000-£450,000

Auction Guide £400,000

01208 222333 | wadebridge@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 Thursday 15th July 2021 at 6:00pm. 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 barn lies in a very private position set 500m back from the road, in a conveniently central location for travel around Cornwall. The old county town of Bodmin lies 4 miles to the east and the highly regarded town of Wadebridge on the banks of the Camel Estuary, lies 5 miles to the NW. Both offer an extensive range of shopping, banking, schooling and leisure facilities. There are several more local villages that offer local facilities including primary schooling. Access to the renowned Camel Cycle Trail which, links the towns of Bodmin via Wadebridge to the picturesque fishing town of Padstow on the North Cornish Coast lies 1.3 miles to the NE. Numerous popular beaches are within easy reach, with Port Isaac to the north and Morgan Porth to the west, both 12.5 miles away.

Bodmin Parkway lies 7.5 miles from the property with mainline rail services to London Paddington via Plymouth. Access to the A30 trunk road, which connects the Cathedral Cities of Truro and Exeter is just 2.5miles away. At Exeter there is access to the motorway network, and the highly regarded International Airport.

DESCRIPTION

For Sale by Online Auction 6.00pm on 15th July. Set in a private setting with stunning far reaching rural views this barn offers an opportunity to create a substantial bespoke residence overlooking its own land.

The barn is accessed over a 500m private stoned track, which just leads to the barn and former yard area. The barn sits in an elevated position, surrounded by farmland and overlooking its own 22.5 acres of pasture, currently enclosed within two fields.

PLANNING & DEVELOPMENT POTENTIAL

Prior Approval was granted on the 22nd February 2021 for: The conversion and change of use of an agricultural building to a single dwelling. Full planning drawings can be seen on Cornwall Council's website under application No. PA20/09838.

The Class Q consent establishes the principle of creating a new residence. Instead of converting the existing barn, buyers may be interested to note that Cornwall Council's planning policy may also allow purchasers to vary the scheme from a conversion to a bespoke replacement new build, subject to design guidelines and it being of a similar size and position. Purchasers must satisfy themselves on this point.

There may also be potential for stables, a field shelter or modest agricultural building (STP).

SERVICES

There are no services currently connected, but overhead mains electricity appears to be available at Sunset Farm to the west and at the roadside end of the drive. There is also a mains water connection here. Alternately water could be provided by installing a borehole and a green off-grid solution could supply power . Buyers must satisfy themselves on these points.

ACCESS

Access is gained from the Highway over a private 500m long stoned track that is included with the property.

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.



TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction, or earlier by agreement.

AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The land has not been claimed under the Basic Payment Scheme (BPS) and there are no BPS entitlements included within the sale. The land is not currently entered into any environmental schemes although much of the land would be eligible for capital and management payments under these schemes.

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 £1,000+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

Macmillans Solicitors LLP, Manor House, Wadebridge, Cornwall PL27 6BS .

FAO: Mrs Angeline Martin, T :01208 812415, E: millans-skw@macolicitors.co.uk

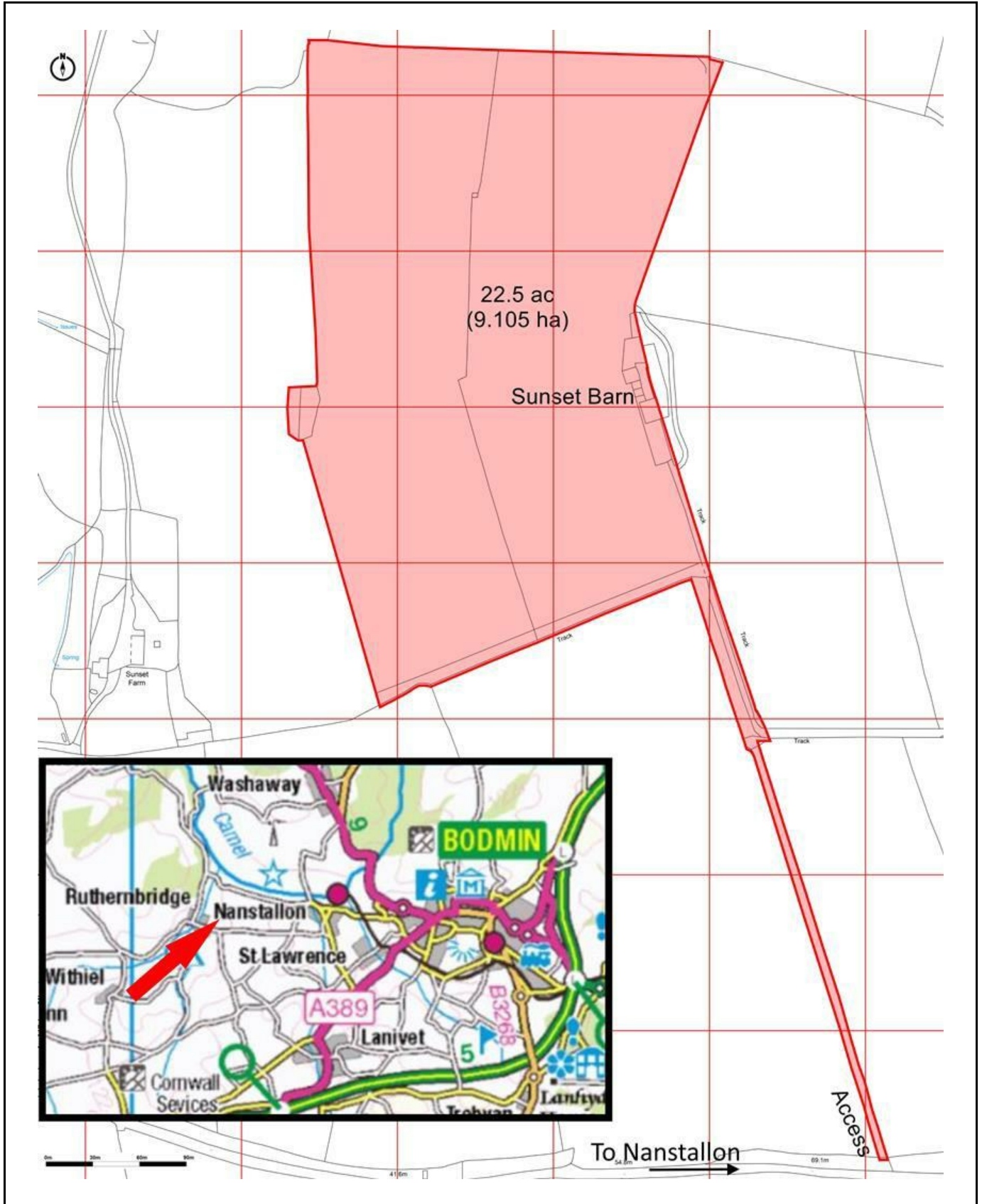
VIEWING

Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Wadebridge Office (01208 222333)

DIRECTIONS

From The Victoria (Cornwall Services) Junction on the A30 proceed NE along the Old Coach Road, signposted Ruthernbridge and Withiel. After two miles, at the first crossroads turn left, signed Ruthern. Continue to the end of this road and then go straight across the staggered crossroads. Continue for just over a mile to the T junction at the end of this road. Turn right and the entrance to the property is the first gateway on the left. A For Sale Board has been erected on the roadside. Proceed down the stoned drive for about 500m to Sunset Barn.





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