



Two Ways,  
Praa Sands, Penzance

LODGE & THOMAS

ESTABLISHED 1892

**Two Ways,**  
Pengersick Croft, Praa Sands,  
Penzance, Cornwall TR20 9SW

**For Sale by Public Online Auction – Fri 10<sup>th</sup> Nov 2023 at 12 Noon**

**Auction Guide Price: £375,000 Freehold**

**Solicitor:** Nalders LLP, 6 Chapel Street, Camborne, Cornwall TR14 8EG  
**FAO:** Kieran O'Sullivan **Tel:** 01209 714278 **Email:** kos@nalders.co.uk

- 3 bedroom bungalow for improvement/re-development (stp)
- Sought-after coastal village
- In all approx. 0.32 acres
- Close to popular local beach
- Golf course nearby

Offering immense development potential, this detached three bedroom bungalow, now in need of a programme of refurbishment, benefits from sea glimpses and generous gardens, extending to about 0.32 acres, with painted elevations under a concrete tiled roof, PVCu double glazed windows and oil fired central heating. Two Ways offers potential for re-development or even for replacement with multiple dwellings (subject to planning consent).

The current accommodation is well-proportioned and includes living room, hall, kitchen, three double bedrooms, bathroom and separate WC.

***This is a large plot extending to almost a third of an acre with huge potential (subject to consents) and would be perfectly suited to either a developer or private buyer seeking a renovation project.***

Praa Sands is a great place to live and holiday and has a beautiful long sandy beach with sheltering dunes and stunning cliff top coastal walks. There is also a range of shops, a post office, and a public house. A popular nearby holiday park brings lots of visitors to the area which gives a thriving village life in the summer months.



**Agent's Note:** Sold as seen to include contents.

**Services:** Mains electricity and water, private drainage, oil fired central heating. None of these services have been tested and therefore no guarantees can be given.

**Tenure:** Freehold

**Council Tax Band:** E **EPC:** D

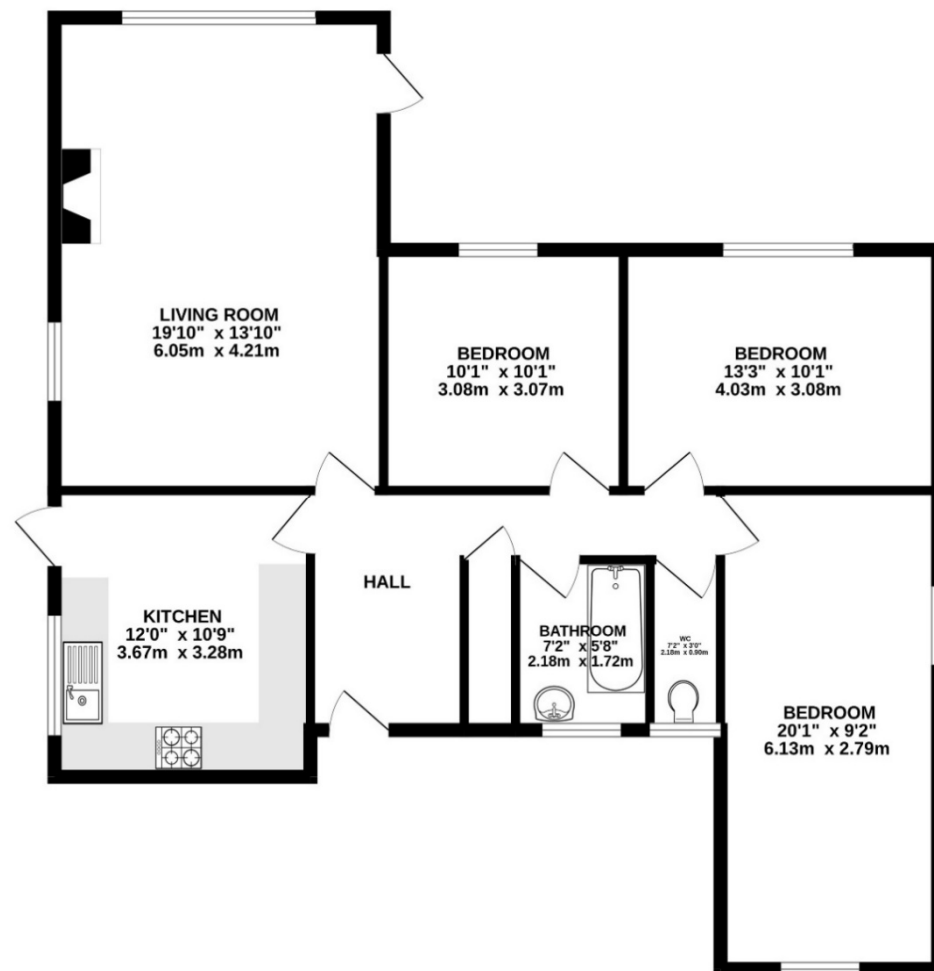
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**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.

**Viewings:** Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** Take the Praa Sands turning off the A394 Helston to Penzance Road, along Pengersick Lane, and travel for 190 yards before turning right. Drive for a further 70 yards before turning left, and Two Ways can be found on the right-hand side.

**what3words**///diverting.chilled.tailing



## GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – [www.bambooauctions.com](http://www.bambooauctions.com)

**SPECIAL CONDITION OF SALE** The buyer will be required to reimburse the sellers the cost of the Auction Pack.

**METHOD OF SALE** The property will be offered for sale by Online Traditional Auction. The Vendor 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'.

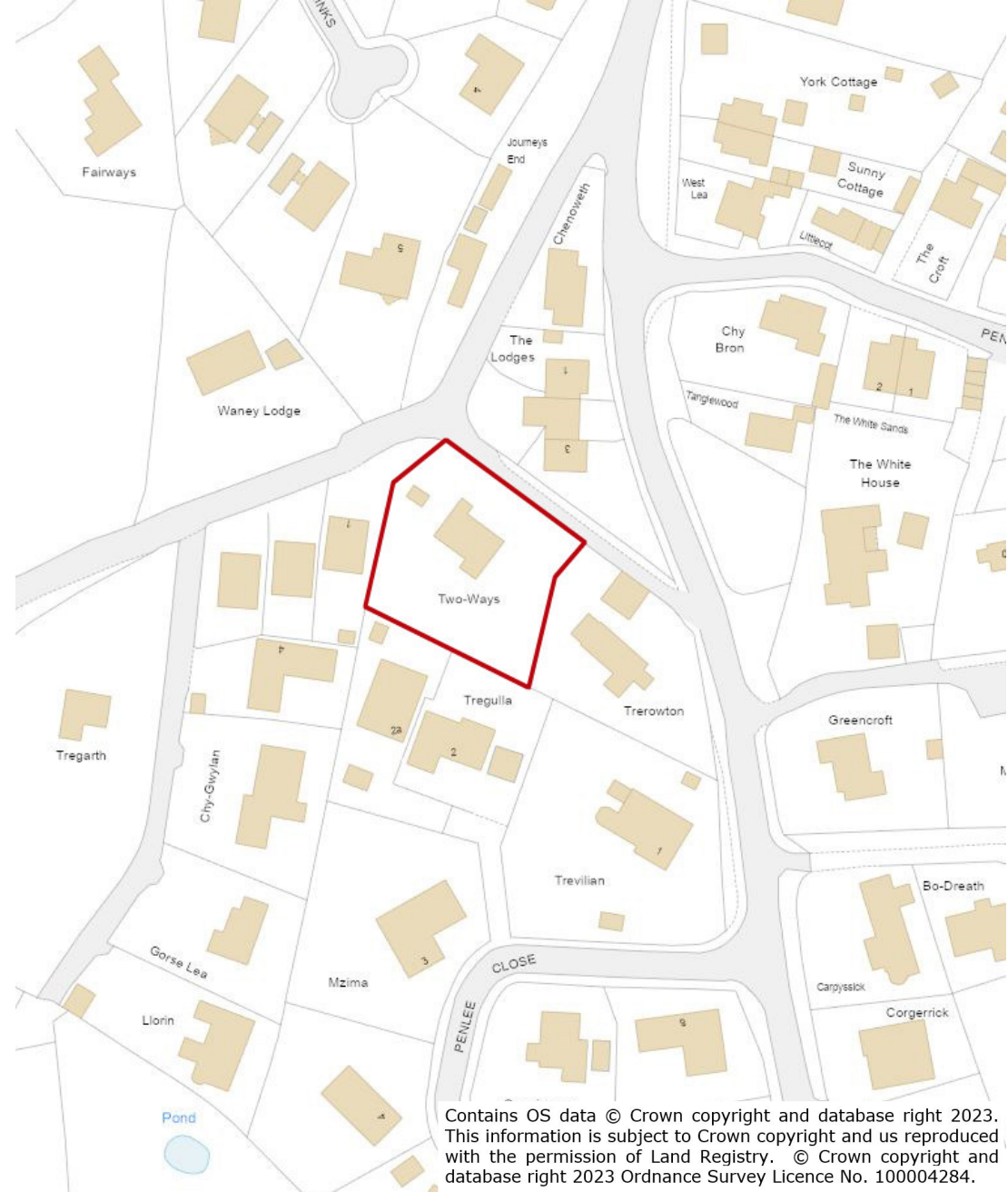
**AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE** This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors 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** The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

**DEFINITION OF AUCTION GUIDE AND RESERVE PRICE** Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot 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.



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