

# LODGE & THOMAS

ESTABLISHED 1892

## BUILDING PLOT OFF REEN CROSS ROAD, GOONHAVERN, TRURO TR4 9JP



**For Sale by Online Auction**  
**Closing date Wednesday 14<sup>th</sup> June at 12 Noon**

**Guide Price £80,000 Freehold**

A building plot with consent to erect a three bedroom detached dwelling with integral garage located on the fringes of the popular village of Goonhavern, near Perranporth. Planning Ref: PA22/09831.

**Vendors Solicitors:** Coodes Solicitors, 10 Windsor Place, Liskeard, Cornwall PL14 4BH  
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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

**Situation**

The popular and expanding village of Goonhavern is well located midway between the harbour and tourist resort of Newquay on the north coast and the City of Truro on the south coast. The main A3075 road passes through the village and links Newquay with Chiverton Roundabout on the A30 providing easy access to the east and west of the County.

Goonhavern has a good range of local amenities and services including and Post Office and general stores, pub, primary school, community centre, garden centre, café/restaurant, health and beauty salon, pet shop, campsites and Oyster Bay Holiday Park etc. The coastal resort town of Perranporth has a good range of shops, supermarket, pubs and cafés/restaurants, campsites, golf course and has a 3 mile long sandy beach, popular with surfers and families etc. The larger town of Newquay is about 6 miles distant and has an extensive range of shops, pubs and restaurants together with several well renowned sandy surfing beaches. The City of Truro is the administration centre of Cornwall with extensive health, leisure, education, entertainment, retail and business facilities including private and state schools, hospitals, sports clubs etc and mainline railway station with links to London Paddington.

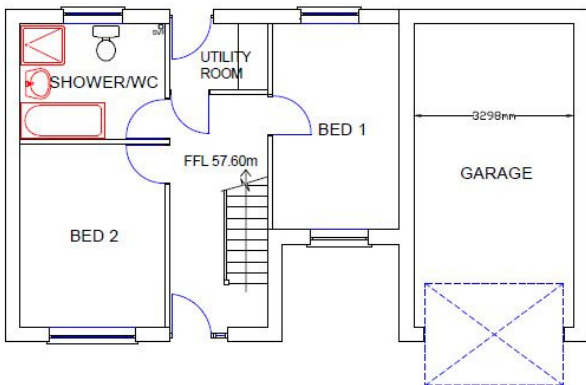
**The Site**

The site is accessed from the Council highway via a short track and enjoys a southerly aspect and benefits from Planning Consent granted 27<sup>th</sup> February 2023 for the erection of a single dwelling with a garage. Planning Ref: PA22/09831.

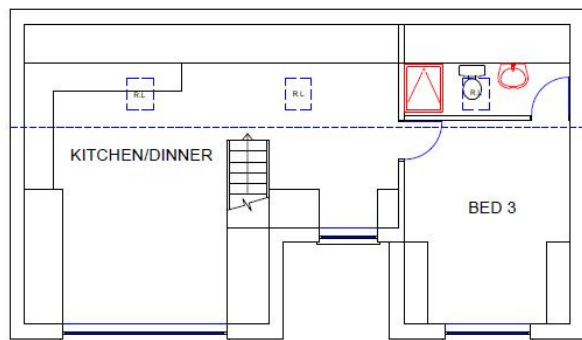
The proposed dwelling would be a dormer design with reverse level accommodation, rendered elevations and a concrete interlocking tile roof with PVC windows and doors. Full details are available from the Cornwall Council planning portal.

The proposed accommodation to comprise; two bedrooms, bathroom and utility room to the ground floor and open plan kitchen/living/diner, third bedroom and bathroom to the first floor.

The proposed development is subject to the Community Infrastructure Levy and the amount to pay is £9,377.36 on a chargeable area of 84sqm, unless an exemption is applicable. Exemptions available to include self-building housing, social housing or a charitable development.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



**Agents Note:** The vendors enjoy a right of way over the adjoining land marked brown on the attached plan, whilst the owner of the land edged brown enjoys a reciprocal right over the entrance way.

**Services:** It is understood that services are in the vicinity. Interested parties are advised to make their own enquiries and investigations prior to bidding.

**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:** Interested parties may view the site during daylight hours with the sale particulars in hand.

**Directions:** On entering Goonhavern from Chiverton roundabout along the A3075 road, turn left on to Reen Cross Road before the double mini roundabout. Proceed along the road for approximately 130m and the gateway to the site can be found on your left hand side identified by a Lodge & Thomas for sale board.

[what3words///lays.remodel.endlessly](https://www.what3words.com/lays/remodel/endllessly)



## 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.