

Land at former Wheal Rose Caravan & Camping Park, Wheal Rose, Scorrier, Redruth TR16 5DD



**0.66 acres of development site | Expired Conditional Consent for 4 properties
Enclosed & sheltered plot | Excellent access to the coast and A30**

**For Sale by Public Online Auction
Closing Date: Wednesday 20th December 2023 at 12 noon**

Guide Price: £150,000 Freehold

Vendors Solicitors: Alister Pilling Solicitors, 45 Cross Street, Camborne TR14 8ET
FAO: Alister Pilling Tel: 01209 613800 Email: enquiries@pillingsolicitors.co.uk

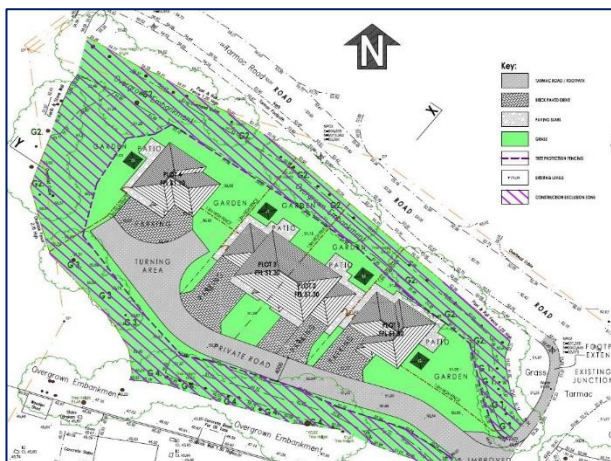
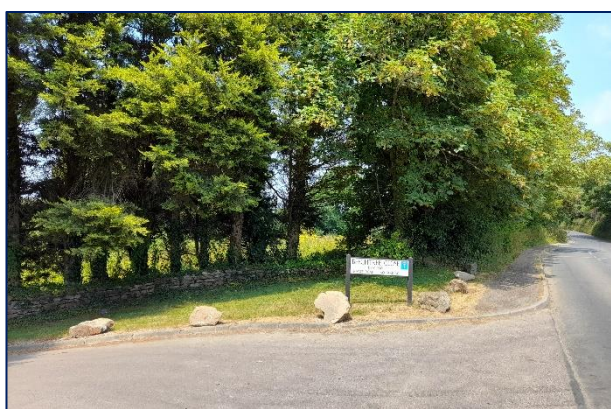
Situation

Wheal Rose has rapidly become a popular residential location, as confirmed by the amount of development in the area in recent years. It is the central location with ease of access that is so appealing with Redruth and its wide range of schooling, shopping, health and commercial facilities being less than 3 miles distant, the scenic coastline and beach of St Agnes 3 miles to the north, Falmouth harbour and Penryn university campus 10 miles to the south, the A30 less than half a mile away and Truro, Cornwall's principal town, approximately 8 miles away.

The Property

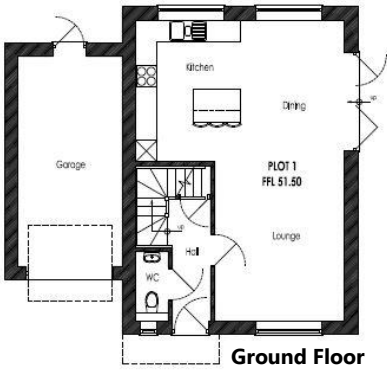
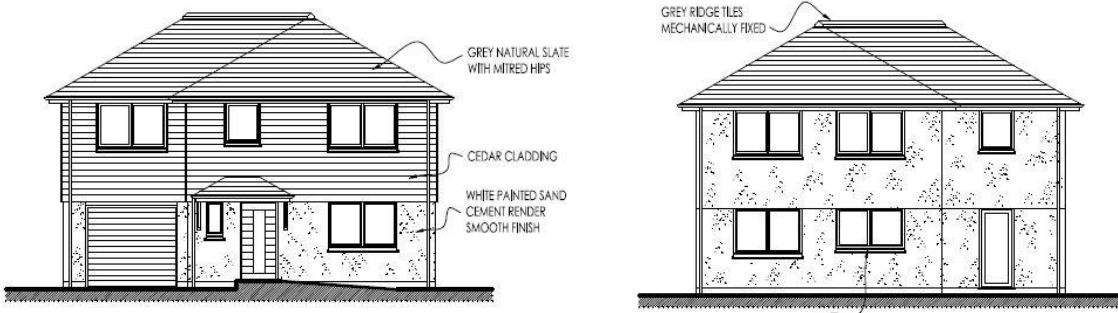
This largely level site is surrounded by mature trees creating a sheltered and enclosed plot. The previous conditional planning consent was granted on 07/08/2020 and has now expired, Planning Application No.: PA20/01640. Approval in principle was given for two 4 bedroom detached houses, and a pair of 3 bedroom semi-detached houses, all with garaging.

This site has the potential to become a very special and exclusive development and is an opportunity not to be missed!

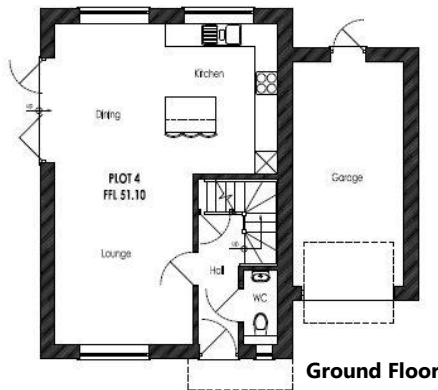
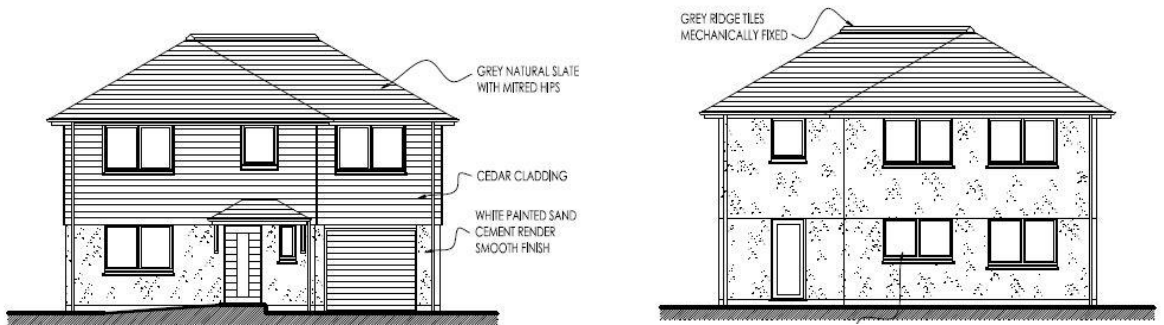


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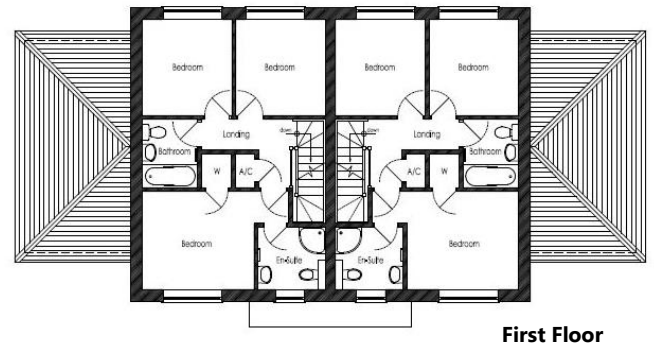
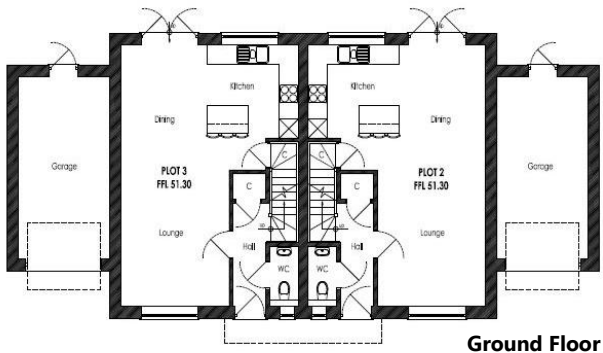
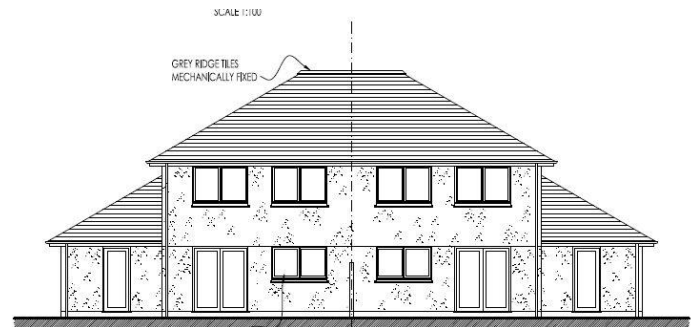
PLOT 1



PLOT 4



PLOTS 2 & 3



Services: Mains water and electricity are available nearby. Private drainage will require to be installed. None of these services have been tested and therefore no guarantees can be given.

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: Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Scorrier take the A3047 toward Blackwater turning left into West Way signposted Wheal Rose, just before Dales garage. Follow this road passing Roddas Creamery on the left and Prima Bakery on the right. Continue through the traffic calming measures where shortly afterwards, look out for two brick gateposts on the left hand side. Turn through these gateposts and the access to the site will be found immediately on the right hand side.

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GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – 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.

