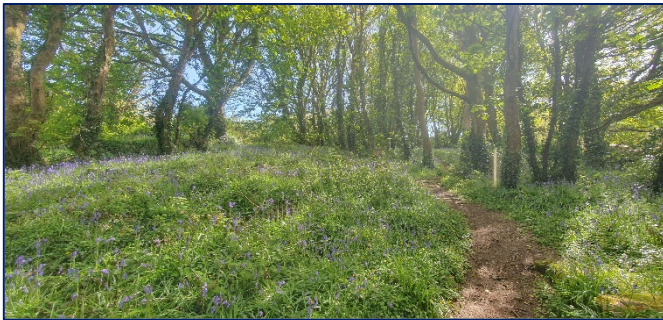


## 4.29 Acres of Land Near Buryas Bridge, Penzance, Cornwall



A secluded parcel of land extending to 4.29 acres, or thereabouts, of sloping grounds with a mature woodland, natural water boundary, located off the beaten track to the west of Newlyn.

**For Sale by Traditional Online Auction  
Ending Thursday 27<sup>th</sup> July 2023 at 12 Noon**

**Guide Price £35,000**

**Vendors Solicitors:** Slee Blackwell Solicitors LLP, 12 Mill Street, Bideford, Devon, EX39 2JT  
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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

The land is located off the beaten track to the west of the village of Tredavoe and south-east of the hamlet of Buryas Bridge on the A30. The land is accessed off an unmade bridle path and the land enjoys a northerly aspect with far-reaching views.

## The Land

Extending to 4.29 acres or thereabouts, edged red on the enclosed site plan, comprises a sloping field with a northerly aspect, bordering amenity woodland, with far reaching views. Included within the land along the eastern edge of the land, is mature woodland, classified as common land. A natural water supply borders the northern boundary.

The land would be suitable for agricultural, horticultural or indeed rewilding purposes.



**Services:** No mains services are connected to the property. Interested parties are advised to check the auction pack for any further information.

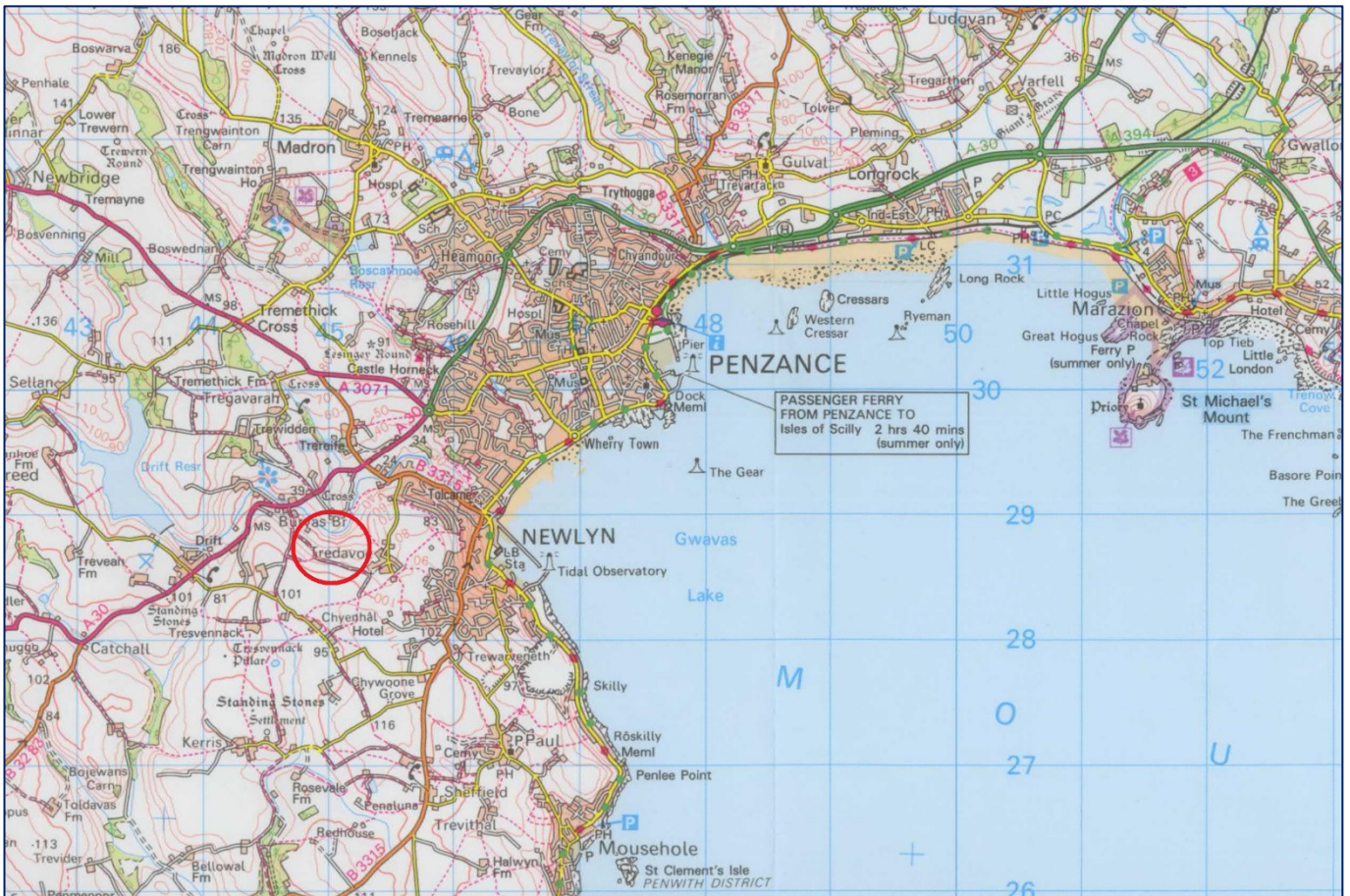
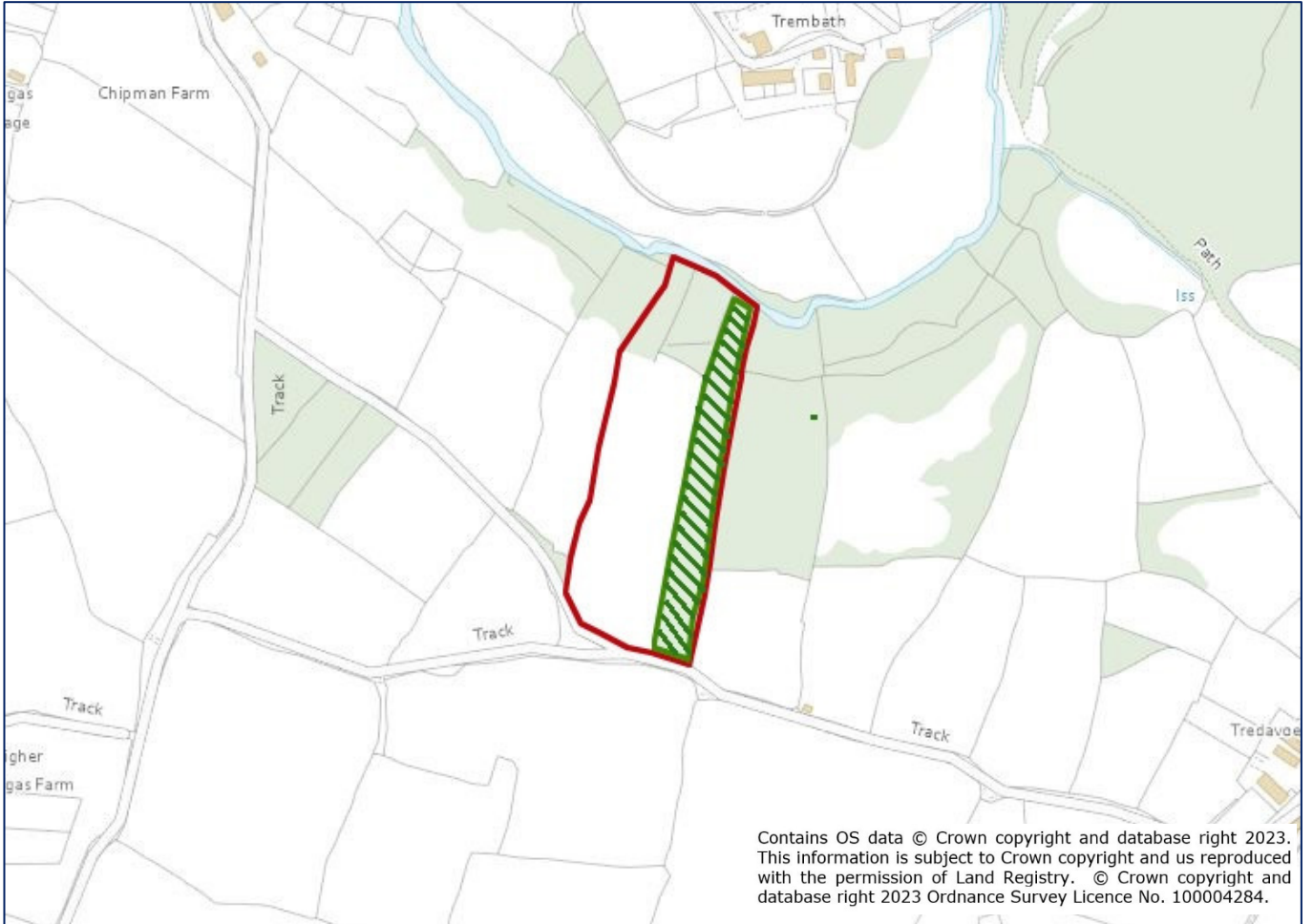
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The woodland shaded green is classified as common land and open to the public.

**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:** The land is vacant and can be viewed at any time, subject to adhering to the Countryside Code. Interested parties are advised to either park safely in the hamlet of Tredavoe and walk along the bridle path to the land, alternatively park safely on the A30 at Buryas Bridge and walk the bridle path to the site.

**Directions:** From Tredavoe park safely in the hamlet and bear left at the chapel and walk along the track for approximately 450m and the land can be found on your right hand side or park safely on the A30 at Buryas Bridge and walk approximately 500m up the access track and the land will be found on your left hand side.

**what3words**///clotting.originate.tutored



## 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.