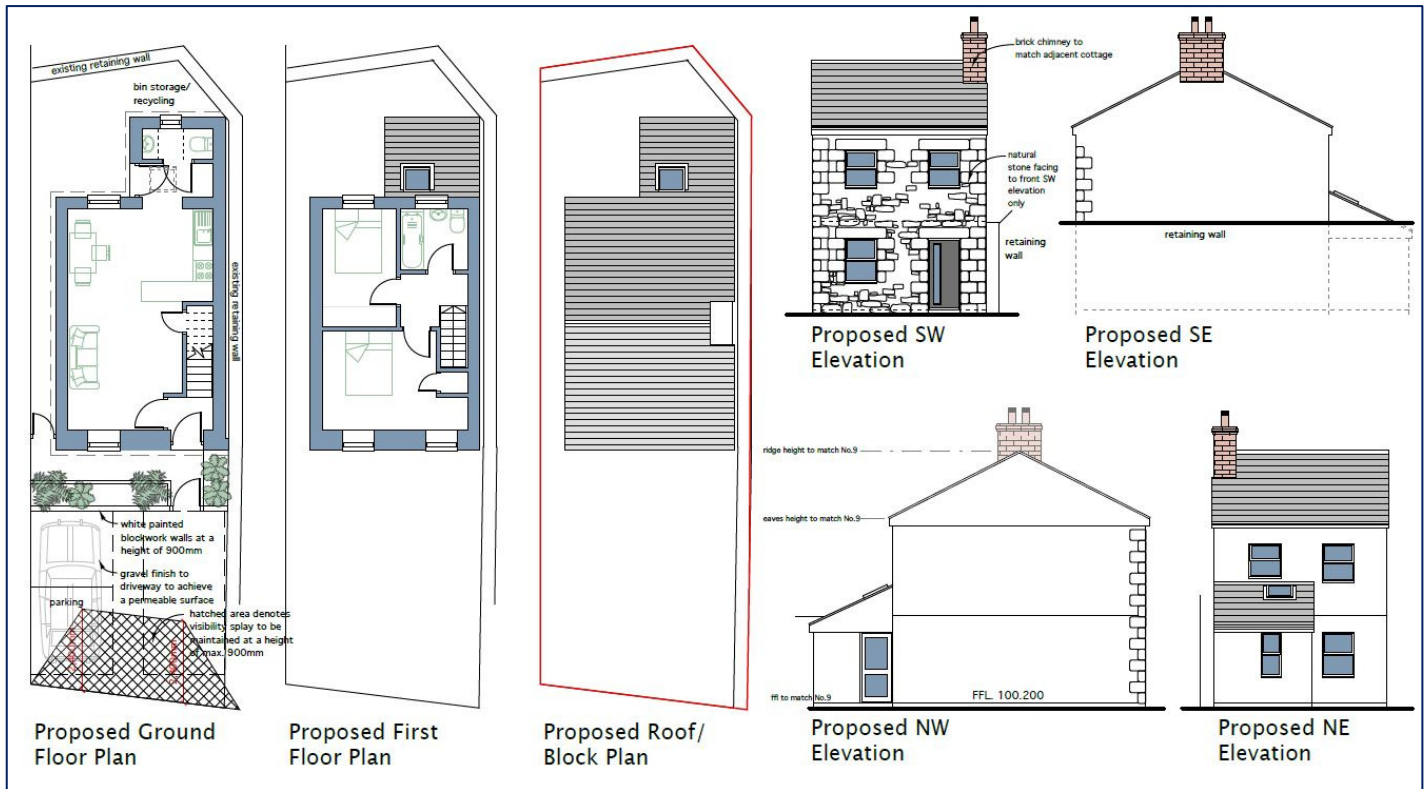


LODGE & THOMAS

ESTABLISHED 1892

Building Plot Adjacent to 9 Higher Pengegon, Camborne, Cornwall TR14 7UD



For Sale by Traditional Online Auction
Closing Date: Tuesday 12th September 2023 at 5pm

A site with planning consent for a detached dwelling in an established residential area in Camborne and close to and within walking distance of everyday facilities, amenities and public transport with links to the town. Planning consent for the erection of a two storey, 2 bedroom dwelling with off-road parking.

Guide Price: £40,000 + Freehold

Vendors Solicitors: CVC Solicitors- Unit 5, St Ives Business Park, Penbeagle Industrial Estate,
St Ives, Cornwall. TR26 2JK FAO Anna Wallis Tel 01736 362362

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The property is situated in the Higher Pengegon district of Camborne within easy walk of the town's services and facilities. Camborne itself offers a range of shops, restaurants, schools and public houses and there is excellent public transport links with regular bus services and the town is also on the mainline railway station with services around the County and also to London Paddington. Nearby attractions include Tehidy Woods, which offers countryside walks, Heartlands recreational park and within easy reach of many stunning beaches that Cornwall has to offer.

The Site

Planning permission was approved on 01/06/2022 for the construction of a two-storey dwelling with parking. Ref No. PA22/02286.

The Proposed Accommodation

Ground Floor: Entrance Hall, open plan kitchen/living diner, cloakroom. First Floor: Two bedrooms and bathroom.



Agent's Note: The vendors have informed us that ground works have been undertaken on the site in 2016 with the excavation of the foundation with the structural steel works put in place and the construction of the boundary retaining walls.

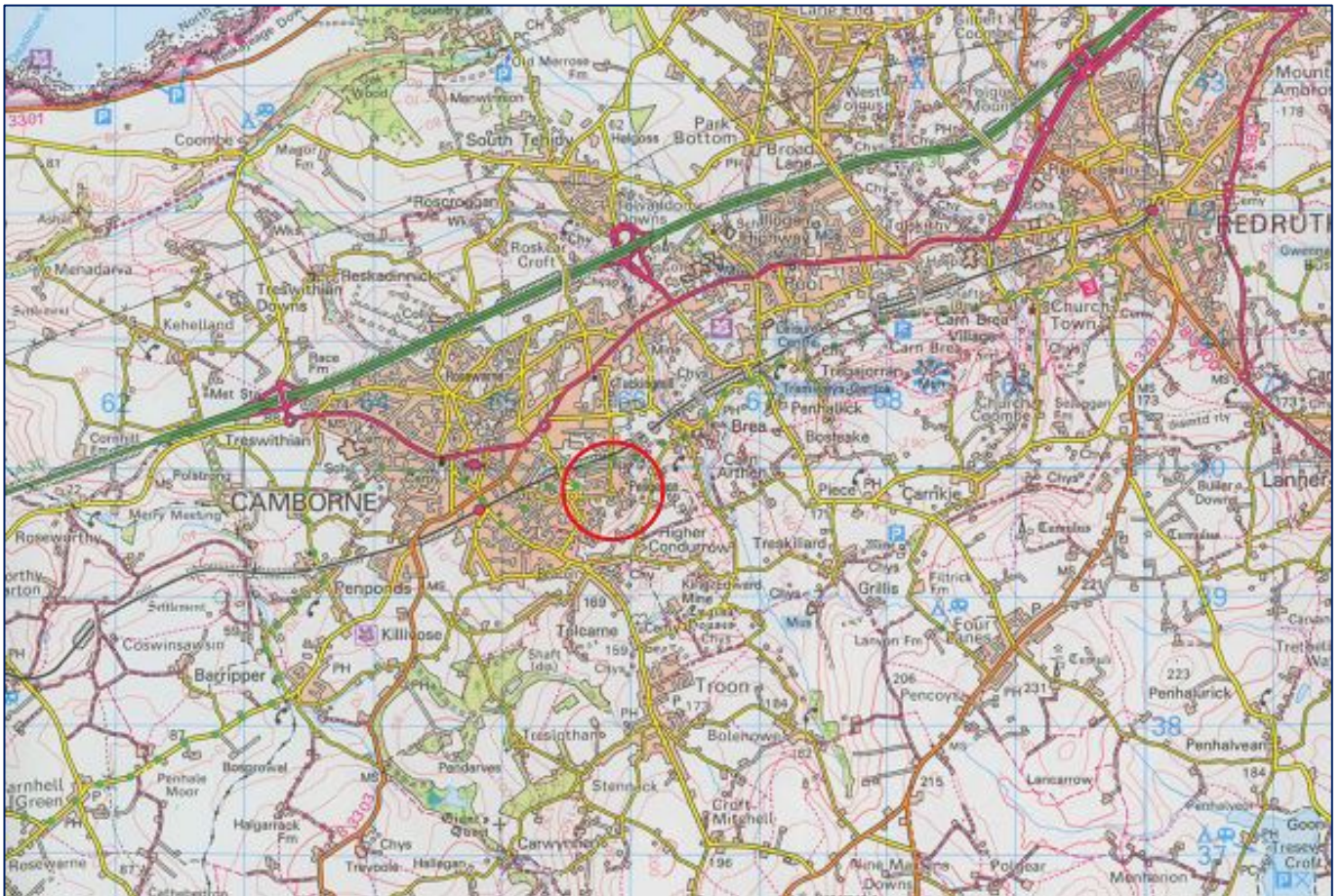
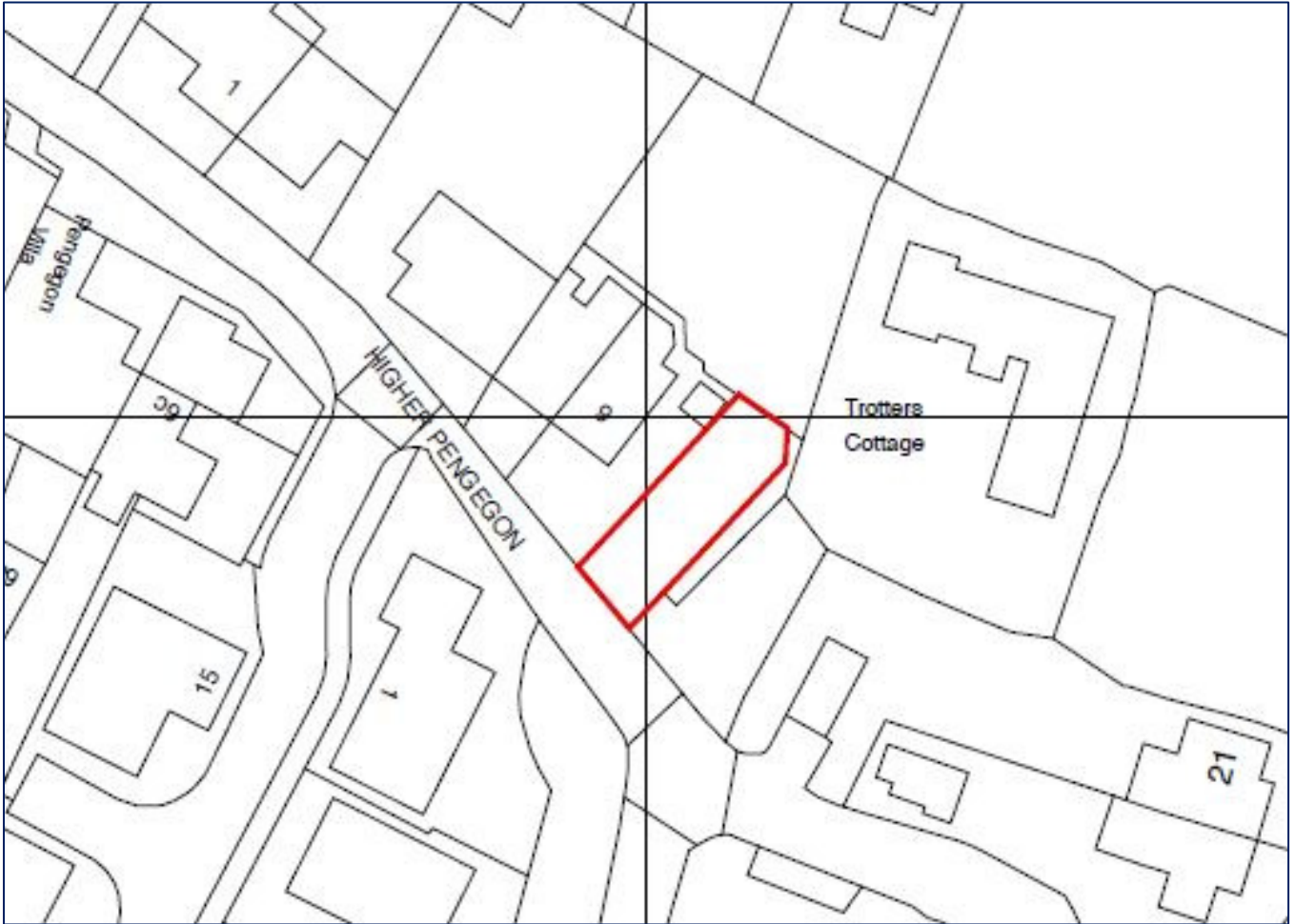
Proposed Services: Mains water, mains drainage, mains electricity.

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: The plot may be viewed at any time during daylight hours. Please note the vendor is not the neighbouring property.

what3words///moved.organs.bleaching



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.