

Devoran Methodist Church, Chapel Hill, Devoran, Truro TR3 6NY



Substantial detached Methodist Church | Beautiful stone and slate elevations

Bright and spacious with stunning interior | Generous 1/5th of an acre plot

Quiet, highly regarded creekside village | Excellent potential for various uses, subject to planning

**For Sale by Public Online Auction
Closing Date: Thursday 7th September 2023 at Noon**

Guide Price: £325,000 Freehold

Vendors Solicitors: Sintons Solicitors LLP, Barrack Road, Newcastle-Upon-Tyne NE4 6DP

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

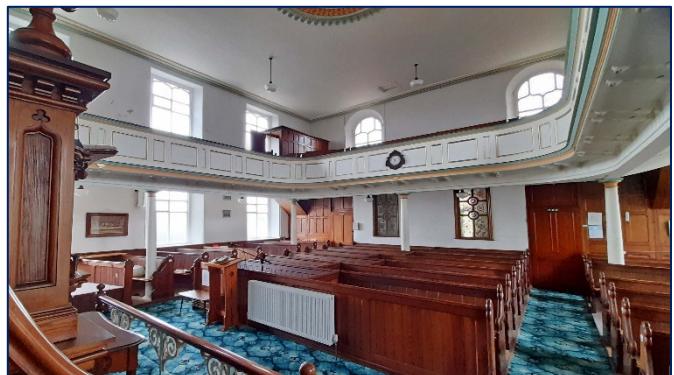
Devoran is a creekside village that boasts a rich and fascinating history. Once a farming settlement, it became a busy port for a period in the 19th century where ore was loaded from the railway onto boats. By the 1840's wharves, boatyards, repair shops and housing has been built along the creek from Devoran to Point. Today Devoran is an altogether quieter place in which to live. It is popular for its quaint pub, and for the scenic walks and cycle paths along the long since redundant tramways, which run coast to coast along the Bissoe Trail.

The shop/Post Office, school, doctors surgery and amenities of Carnon Downs are approximately 1.5 miles away and will cater for more daily requirements. The village sits alongside the A39 which means that the larger town of Falmouth with its wide range of schooling, shopping, recreational and commercial facilities, including the Penryn campus, is within a 6 mile drive, and the County town of Truro with its magnificent Cathedral at its heart is 5 miles distant. For those travelling further afield the A30 is approx. 6½ miles away at Chiverton Cross. For many it will be the close proximity of some of the finest sailing waters in the world that will be the enchantment of this location because the nearby Restronguet Passage opens up and into the Carrick Roads.

The Property

The church itself has a plaque on the front dated 1861. It is a substantial detached building with beautiful stone elevations and granite quoins. Extending in all to over 4,000sq ft (380sqm) including the gallery, it comprises of the main church, a Sunday school room, a meeting room and at first floor level a gallery.

Outside in addition to a useful detached store and boiler house is a detached former stable currently used for garaging. The remainder of the 0.2 acre plot is currently set out to extensive level parking with wide gates opening directly onto Chapel Hill.



Planning: The current owners have made no planning applications nor enquiries into any form of change of use.

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating. None of these services have been tested and therefore no guarantees can be given.

EPC: Exempt

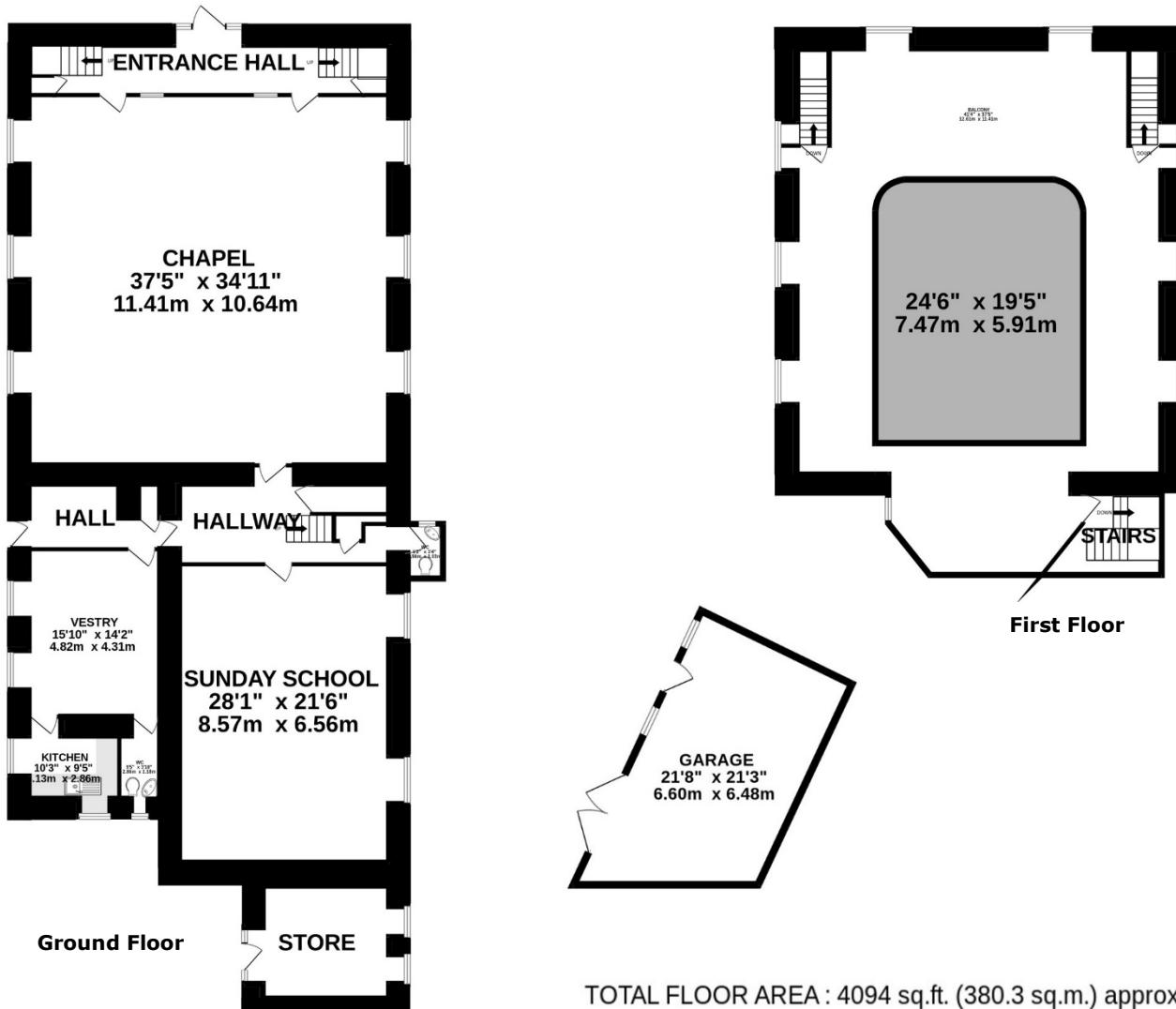
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

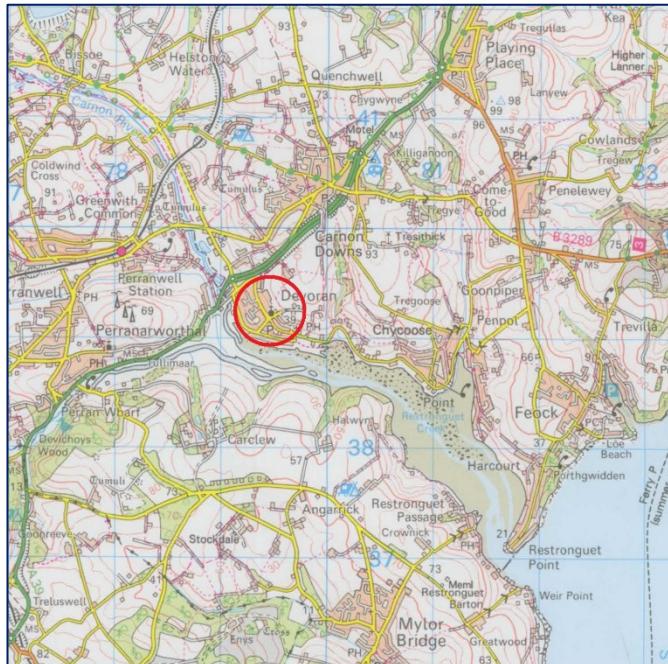
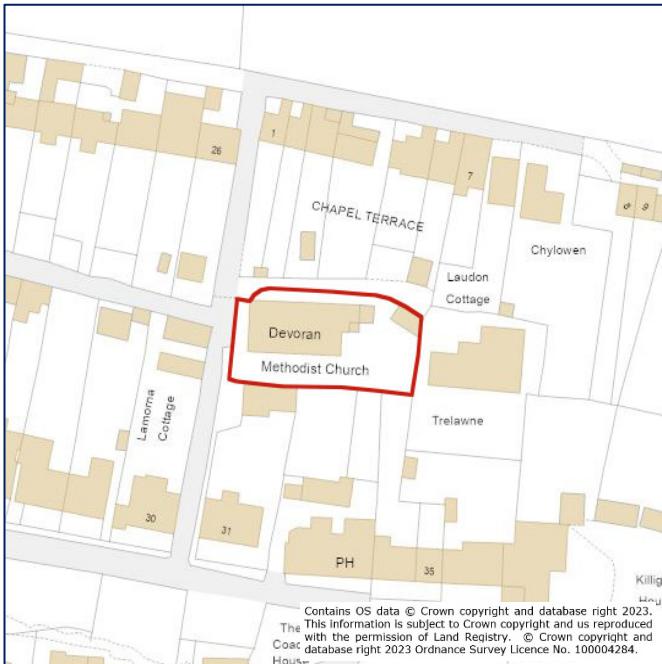
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

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

Directions: Follow the A39 from Truro to Falmouth and continue through Playing Place and onto the dual carriageway of the Carnon Downs bypass. At the bottom of the hill at the roundabout take the first exit signposted Devoran and at the junction turn left up the hill to a mini roundabout where turn right into Devoran Lane. Follow the road down past the church and continue along St John's Terrace. Just before the pub turn left into Chapel Hill where the property for sale will be found towards the top on the righthand side identified by a for sale board.

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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.