

6.65 Acres of Land with Stables known as 'The Moors', Millpond Avenue, Hayle, Cornwall TR27 4QT



An extremely rare opportunity to purchase a handy size block of grazing land together with stables in an attractive valley location on the edge of the north coastal harbour town of Hayle.

The land is contained within the Hayle Growth Area – Concept Plan Boundary

**For Sale by Public Online Auction to close an Estate
Closing Date: Friday 1st December 2023 at 12 Noon**

Guide Price: £100,000 Freehold

Vendors Solicitors: DB Law, Camborne Business Centre, College Street, Camborne TR14 7DD

FAO: Chris Baker Tel: 01209 712428 Email: chrisbaker@dblaw.org.uk

01872 272722

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

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

Extending to just over 6.65 acres in area, this level block of pasture land is accessed over a shared stone surfaced track known as Millpond Avenue which leads from Foundry at the western end of the busy town of Hayle. The track continues as a footpath along the outside of the south-western boundary to the land and the south-eastern boundary abuts the embankment to the main A30 road.

A gated access in the north-western corner of the land from Millpond Avenue leads to the main block of stables a short distance away. The overall dimensions of the block of stables are approx. 29m x 4.5m and the building comprises seven boxes with a central store room. The stable block is built of timber with pitched steel box profile sheeted roof and front canopy over a concrete surfaced apron. Internally, all of the stables have concrete surfaced floors and the divisions are timber. In addition to the main block of stables there are two other buildings situated on the land, one being an approx. 5m x 3m dilapidated shelter of timber construction with a corrugated iron sheeted roof and the other being approx. 7m x 3.5m, also built of timber with a corrugated iron sheeted roof and is divided into two parts.



In the past, the land has been divided by wooden post and rail fencing into a number of paddocks, but most of these fences are now dilapidated. There was once a 'school' close to the north-eastern boundary of the land. Part of the north-eastern boundary to the land has frontage to or encompasses a stream, providing water for livestock. The land is registered at HM Land Registry under Title No. CL377697.



Agent's Note: Please be aware there is evidence of Japanese Knotweed growing on the land.

Services: None connected to the land.

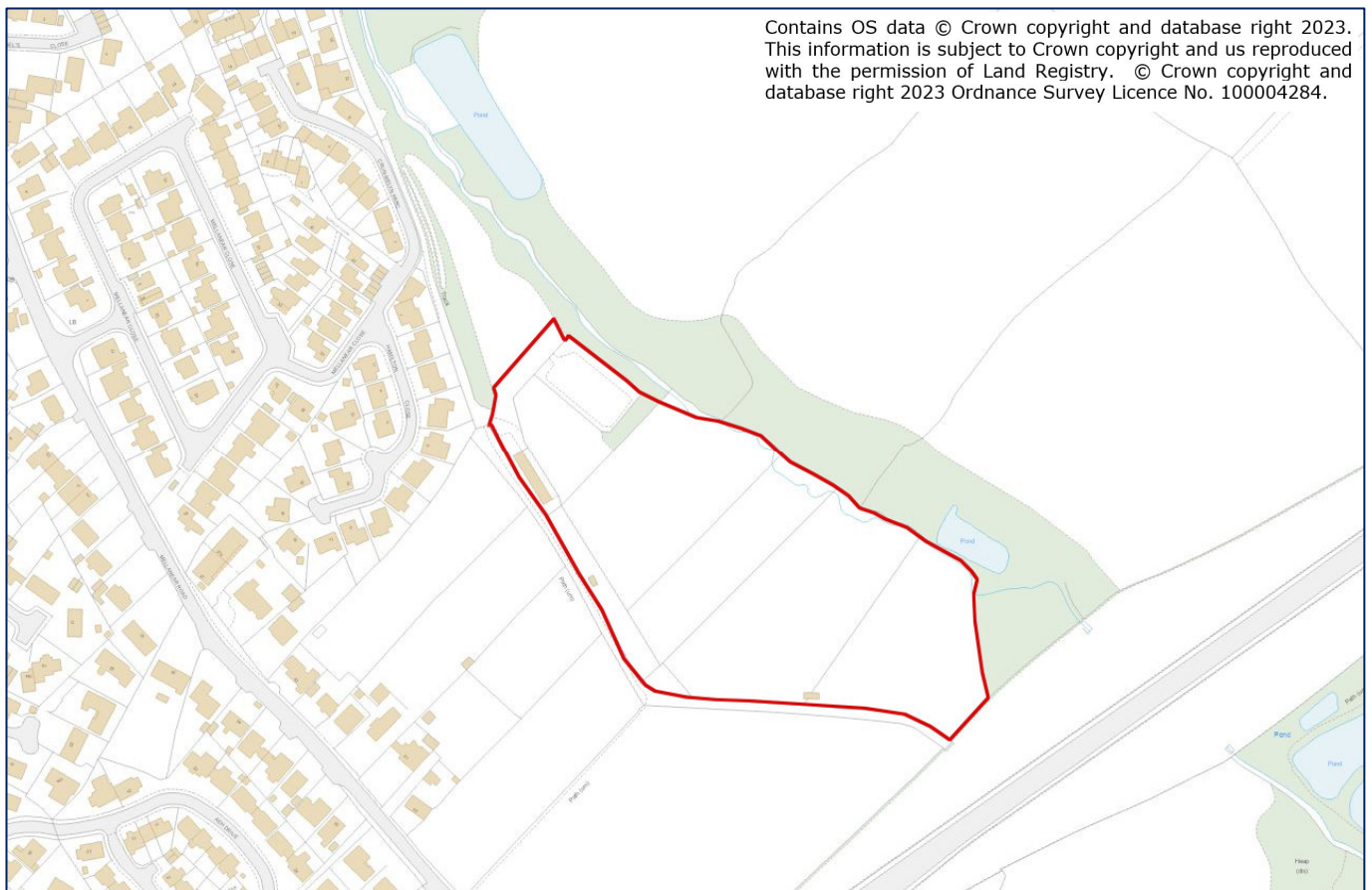
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Viewing: By appointment with the sole selling agents Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Foundry Square at the western end of Hayle, take the B3302 road and after a short distance adjacent to the Mill Pond, turn left into Millpond Avenue. Continue along Millpond Avenue until the land is found with a galvanised steel gated entrance on the left hand side. Note: because there is no turning area on the narrow part of Millpond Avenue, we advise to park in the wider section and walk to the land from there.

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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.