

9.7 acres of Land & Woodland at Levalso Meor, Nansladron, London Apprentice, St Austell PL26 7AW



For Sale by Online Public Auction
Closing date: Wednesday 10th January 2024 at 12 noon

Approx 9.7 acres of land and woodland | In need of general clearing and tidying
Direct main road access | Excellent location between St Austell & Mevagissey

Guide Price: £70,000 Freehold

Vendor's Solicitors: Nalders LLP Solicitors, Cannis House, Chapmans Way, St Austell PL25 4QU
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

London Apprentice was once at the heart of a thriving tin mining industry but today the village caters mainly for tourists with a shop and a restaurant. The route of the narrow gauge railway from St Austell to Pentewan is now a foot and cycle path known as the Pentewan Trail. Kings Wood, a remnant of ancient woodland and owned by the Woodland Trust is adjacent. It straddles the B3257 just 2.5 miles south of St Austell town centre. 2 miles further along the road is the village of Pentewan famed for its beautiful sandy beach with Mevagissey another 1.5 miles beyond. Here, centred on the picturesque fishing harbour is a wide and varied selection of shops, pubs, cafes and seafood restaurants. Other nearby villages include Polgooth 1.5 miles away and Sticker 2.5 miles away whilst the famous Lost Gardens of Heligan hosting national collections, wildlife and Victorian gardens in 200 acres of lush grounds, plus a tearoom about 3 miles distant. St Austell is one of the county's largest towns and as such provides a wide range of schooling, shopping, commercial, leisure and health facilities together with a stop on the main Paddington to Penzance railway line.

The Land

A gated entrance leads up and into a woodland area of around 4.2 acres. It slopes steeply with an easterly aspect and contains many varieties of trees including Ash, Sycamore, Holly, Beech, Hazel and Oak. The field extends to around 5.4 acres and has not been grazed or cropped for many years which has led to it becoming completely overgrown by brambles, bracken and young saplings. There are the remains of a timber frame shelter which is open on three sides under a corrugated iron sheet roof. There are also two former pig or poultry sheds built of concrete block.



Services: We are advised that there is a mains water supply connected to a trough in the field albeit not registered to this property

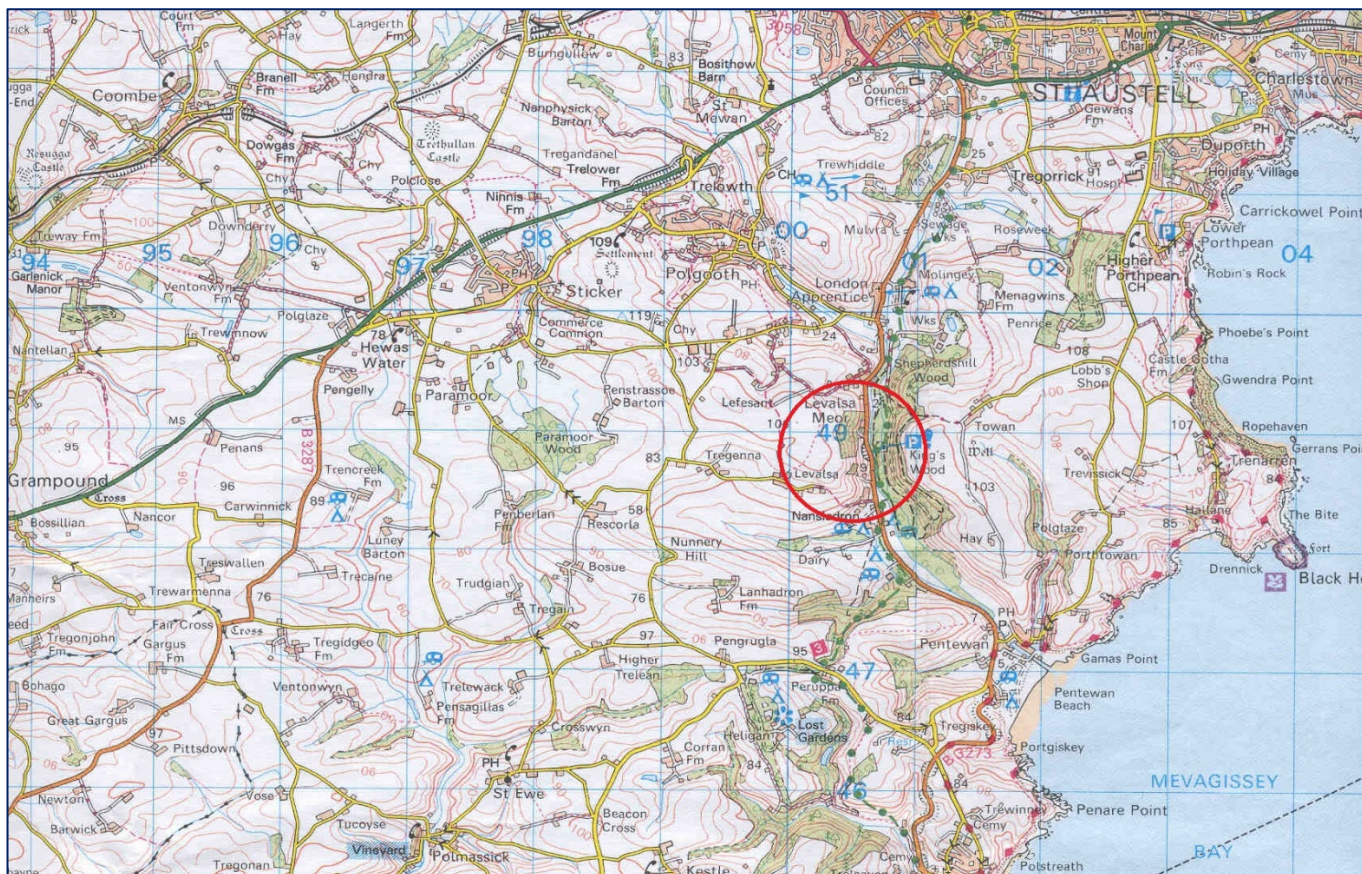
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the mini roundabouts on the A390 on the southern fringe of St Austell take the B3273 signposted Mevagissey. Follow the road for about 1.5 miles to London Apprentice and carry on for about another 0.5 miles whereupon the land for sale will be found on the right hand side identified by a Lodge & Thomas 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.