

## 1.38 Acres of Land at Trevanson, Wadebridge, Cornwall PL27 7HP



**For Sale by Online Auction**

**Closing date: Thursday 11<sup>th</sup> January 2024 at 12 noon**

**Guide Price: £70,000 Freehold**

1.38 acres field on fringe of Wadebridge | Wonderful far-reaching countryside views

Quiet setting on the end of a private lane | Rarely available opportunity in the area

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers



## Situation

Trevanson is a tiny hamlet at the end of a cul-de-sac Council highway and sits on the edge of the larger market town of Wadebridge, at the head of the Camel Estuary. Once an important town associated with the maritime trade, it is still a busy town to this day. Its vibrant community is centred on the many and varied shops and businesses within the heart of this town which include well supported businesses and an industrial park. The town straddles the River Camel and the A39 so the villages and towns of Rock, Polzeath, Port Isaac and Bude are nearby. From Wadebridge, one can enjoy easy access onto the former Padstow to Bodmin railway line, now a hugely popular cycle and footpath known as the Camel Trail.

## The Land

The field is accessed along an unmade lane and adjacent to open countryside. A five-bar gate leads into the property, which is enclosed by hedgerows and has previously been used for growing crops and more recently for storage. It slopes gently and has a sunny aspect with superb views towards the Camel Estuary. The field offers potential for a variety of different uses, such as grazing, equestrian use, or as a smallholding for growing produce. The current owners have not made any enquiries of Cornwall Council planning department.



**Agents note:** An average clause of 25% for 10 years triggered upon the granting of planning consent for residential development will be applied to the sale of the land.

**Services:** The sellers inform us no services are connected to the land but mains water and electricity are connected to the neighbouring property. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**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.

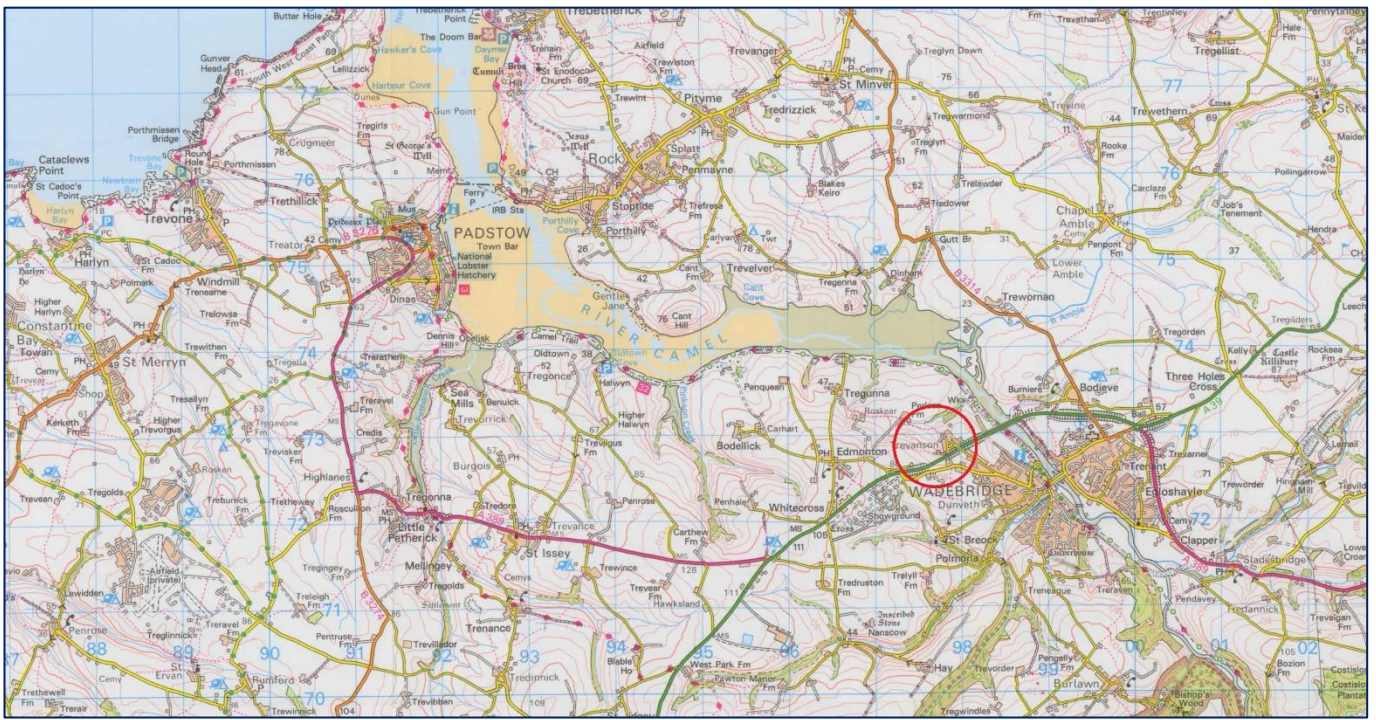
**Viewing:** Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From the roundabout on the A39 on the south side of Wadebridge, nearest the Royal Cornwall Showground, take the exit sign posted 'town centre' and follow the road down the hill towards the town. Take the turning left into Trevanson Road. Follow the road over the bypass shortly after which turn left at the T-junction. The field is located behind Longhayes, Catherine House and The Orchard on the right. Due to the current lack of parking and turning space, it is recommended interested parties park on Trevanson Road and walk up to the field which will be 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](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.