

Land at Higher Bal, St Agnes, Cornwall TR5 0ND



For Sale by Online Auction (unless sold previously)
Closing date: Monday 13th May 2024 at 12 Noon

A former vegetable garden extending in area to approx. 0.19 acre with distant sea and coastal views. Situated $\frac{1}{2}$ a mile walk to the coast and $\frac{3}{4}$ mile walk to village centre

Guide Price: £45,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Higher Bal is a small collection of homes huddled together just $\frac{3}{4}$ of a mile west of St Agnes village centre. It enjoys wonderful rural surroundings and abuts a pathway that leads to the coast $\frac{1}{2}$ a mile away and the popular beaches of Chapel Porth and St Agnes are approx. 2 miles away. This easily accessible setting is central to the north Cornish beaches at Porthtowan and Perranporth and is just $4\frac{1}{2}$ miles from the A30. This means that major towns of Redruth, Camborne and Newquay are all within an 11 mile radius, whilst 10 miles away is the city of Truro, the county's main commercial and administrative centre with a wide range of schooling, recreational, health and shopping facilities.

The Land

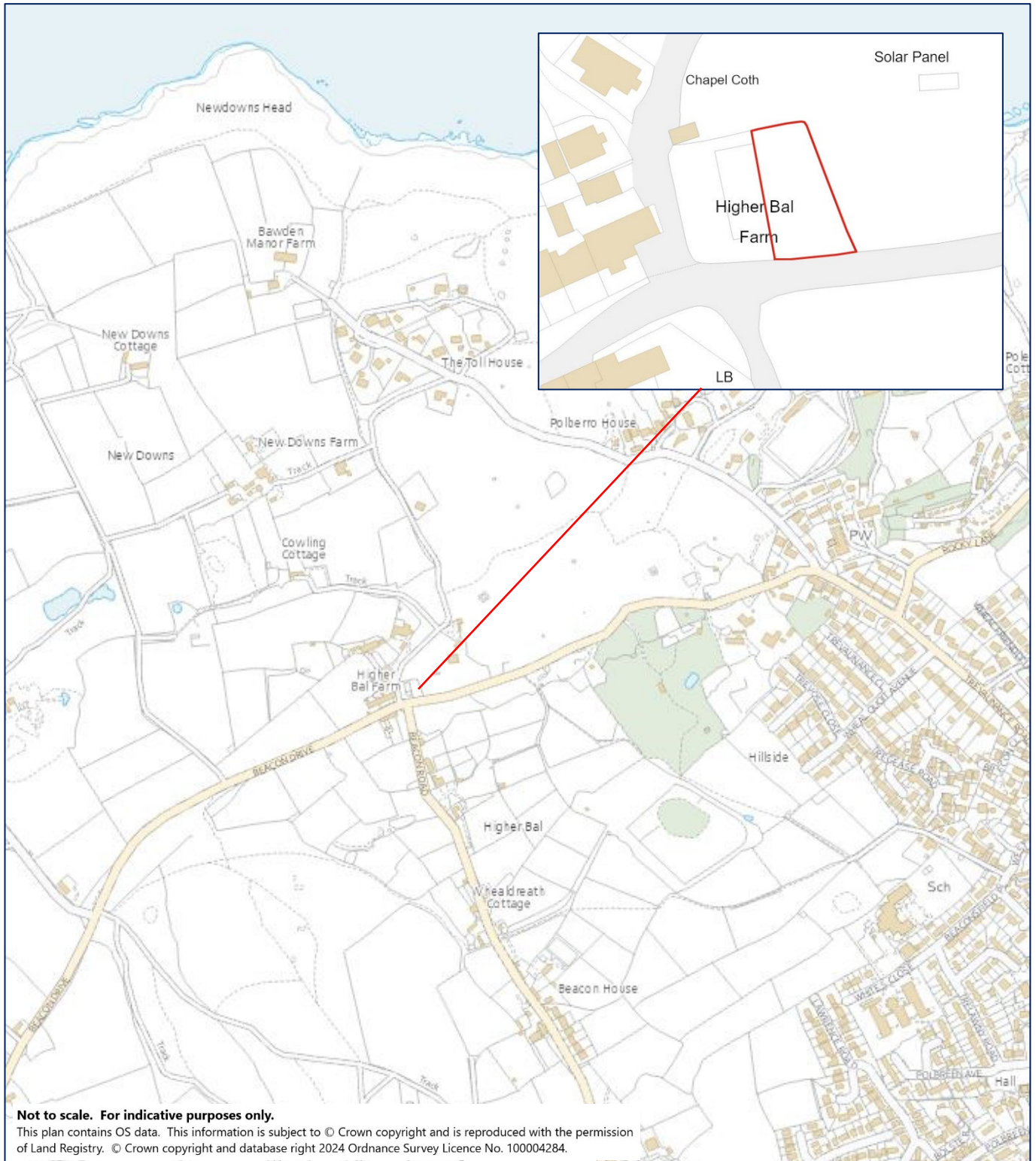
This enclosed former vegetable garden lends itself to a variety of uses such as an allotment, parking or amenity land. We are advised that there was once a garage on the site, but this is long since gone. A planning application for a detached dwelling was made in 1990 under Application No. C1/OP25/1035/90, which included the neighbouring garden and was refused, noting that it was within an Article 4 Area, an Area of Outstanding Natural Beauty and an Area of Heritage Coast.



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: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722
 Email: property@lodgeandthomas.co.uk

Directions: From the A30, enter into the village of St Agnes passing through the centre and just after the St Agnes Hotel turn left onto Trevaunance Road. Follow this road out of the village and just before entering the hamlet of Higher Bal, the land for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

what3words///crazy.nicely.former

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.

Solicitors: Stephen Scown LLP, Osprey House, Malpas Road, Truro, Cornwall TR1 1UT
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