

LODGE & THOMAS

ESTABLISHED 1892

Spring Cottage, Skinners Bottom, Redruth, Cornwall TR16 5DT



Ripe for redevelopment | Traditional detached cottage | Secluded 1/6th acre level plot
Quiet setting at end of no through road | Central location between Truro, Redruth & the north coast

For Sale by Public Online Auction
Closing Date: Friday 28th June 2024 at 12 Noon
(unless sold previously)

Guide Price: £185,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

This idyllic setting, abutting farmland with open views, is tucked away in a quiet and private spot, at the end of no through road. This wonderful traffic free location feels secluded and yet not isolated as it is just 1½ miles from the A30 at Scorrier. The major town of Redruth is just 3 miles away where there is a wide range of schools, shops, health and leisure facilities plus a stop on the Paddington to Penzance railway line. The awe inspiring north Cornish coast and beaches at Portreath, Porthtowan and Chapel Porth are within a 4 mile drive, as is the pretty beach and village of St Agnes. Truro is 7 miles away for an even greater range of amenities, including RCH Tresliske.

The Property

A detached cottage that has been extended over the years but is now in need of considerable repair and refurbishment. As it is, and once improved, it could become a cosy home yet others may see potential for complete re-modelling or even replacement. The cottage has oil-fired heating, a shower room with wc and kitchen, and until very recent times the property has been lived in.

It sits within a level plot extending to approx. 0.16 acres, at the end of a narrow lane that wouldn't be suitable for anything larger than, for example, a transit van. The property backs on to fields to the front and rear and within the overgrown gardens there are various dilapidated sheds and a large amount of rubbish, including two vehicles, all of which will remain in-situ.



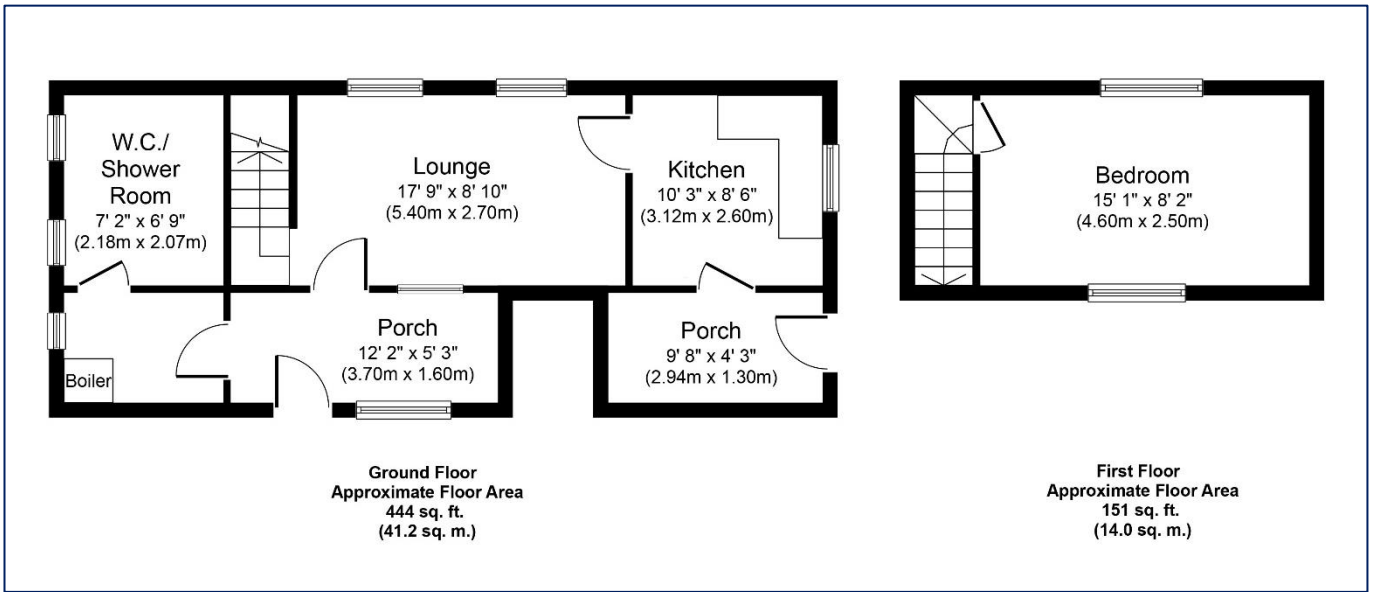
SERVICES

Mains electricity and water are connected to the property. Private drainage. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND B EPC F27

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 agents Lodge & Thomas.

DIRECTIONS

Leave the A30 at the Scorrier junction and follow the signs for Blackwater. Shortly after Dales Renault, turn left signposted Mount Hawke and Skinners Bottom and continue on to the crossroads, approximately 0.7 miles on. Here turn left and follow the road for approx. 0.3 miles whereupon turn right into the unmade road signposted..... Take the next right and then the next left and the end of the drive to the cottage for sale will be found at the bottom on the right hand side in front of the entrance to Glen Cottage. **PARKING:** please be considerate and do not block the tracks for local residents.

what3words///bothered.obviously.ships – to the end of the driveway

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.