

LODGE & THOMAS

ESTABLISHED 1892

Devonia, St Germans Road,
Callington, Cornwall PL17 7EJ



A detached bungalow positioned on a generous level plot with a positive pre-application for redevelopment.

For Sale by Public Online Auction
Closing Date: Thursday 18th July 2024 at 12 noon

Guide Price: £175,000 Freehold

Vendors Solicitors: Wolferstans Solicitors, 60-66 North Hill, Plymouth PL4 8EP
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The property front St Germans Road, which lies within easy reach of Callington town centre, the infant and junior schools and the community college. The city of Plymouth lies approximately 15 miles to the south-east and boasts an extensive retail offering, along with professional, health and numerous leisure facilities and a cross Channel ferry service and a mainline railway station.

The Property

A detached 1920's style bungalow in a poor state of repair, currently boarded up, lying on a level plot extending to approximately 0.359 of an acre.

The site lies within the confines of the town and fronts St Germans Road with a public footpath to the side and backs on to Grenville Close to the rear.



Planning

In April 2022, a pre planning application (Ref No PA22/00470/PREAPP) advice was sought for the potential redevelopment of the site, subject to planning, from Cornwall County Council. The planning officer advised 'the *site is located within the confines of the town; this is a site which would be supported in principle for residential development under policy 3 of the CLP.*'



Agents Note: The property to be sold as seen.

SERVICES

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

COUNCIL TAX BAND D EPC G1

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

The property can be viewed externally during daylight hours, with the sales particulars at hand.

[what3words///hike.label.repaying](https://www.what3words.com/hike.label.repaying)

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.