



Land and buildings at Frogwell Road, Callington, Cornwall
PL17 7JX

1.74 acres of land and a range of agricultural buildings

Callington 0.5 miles - Launceston (A30) 11 miles - Plymouth 15 miles

• Online Auction 26th July 2022 • Productive Pasture • Range of Agricultural Buildings in ranging states of repair • Potential for alternative uses (STP) • Far-reaching views to Bodmin Moor • Freehold • Auction Guide: £65,000 - £85,000 • 1.74 acres in all

Auction Guide £65,000

01566 774999 | launceston@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The end of the online auction is scheduled for Tuesday 26th July 2022 at 6 pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website stags.co.uk - Online Property & Land Auctions.

SITUATION

The land and buildings are situated on the rural outskirts of the town of Callington, with fabulous views out towards Bodmin Moor. A comprehensive network of paths and rural lanes provide excellent walking and riding opportunities. The land sits in a private and peaceful rural position, accessed off a minor lane.

Callington itself offers a wide variety of amenities including pubs, supermarkets and shops. Tavistock, which lies 10 miles east, offers further agricultural and equestrian suppliers. Launceston lies 11 miles north and provides convenient access onto the A30. The city of Plymouth lies approximately 15 miles to the southeast.

DESCRIPTION

1.74 acres of pasture with a range of agricultural buildings in varying states of repair, which may offer potential for various alternative uses (subject to obtaining any necessary consents). The land could suit a variety of purposes including the grazing of livestock or horses. Equally, 'the package' might appeal to those from afar looking for a base in Cornwall, perhaps to take advantage of 28 day camping permitted development rights.

SERVICES

No mains services are currently connected.

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

OVERAGE PROVISION

An Overage provision will be included within the contract, requiring the Purchaser and their successors in title to pay the Vendor 30% of any uplift in value, triggered on the granting of planning permission (or equivalent) for any residential accommodation, within 21 years from completion of this purchase. For the avoidance of doubt, planning consent for equestrian buildings or for changing the use of the buildings so that they can be used for storage purposes will not trigger the overage.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. There are no public rights of way shown on the OS plan affecting the land.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction, or earlier by agreement.

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.



BUYERS & ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit.

An additional "administration" fee of £600 including VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags. The purchasers shall also reimburse the vendor the cost of the searches carried out.

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Due to Covid precautions we are not making it available for inspection at Stags offices. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

VENDOR'S SOLICITORS

Stephen Morrison of Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY. Tel: 01209 213646 Email: stephen.morrison@thurstanhoskin.co.uk

DEFINITION OF GUIDE AND RESERVE

- Guide price(s) are an indication of the seller's expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the Lot at Auction. We expect the Reserve will be set within the Guide range.
- Guide price(s) may change at any time prior to the Auction.

VIEWING

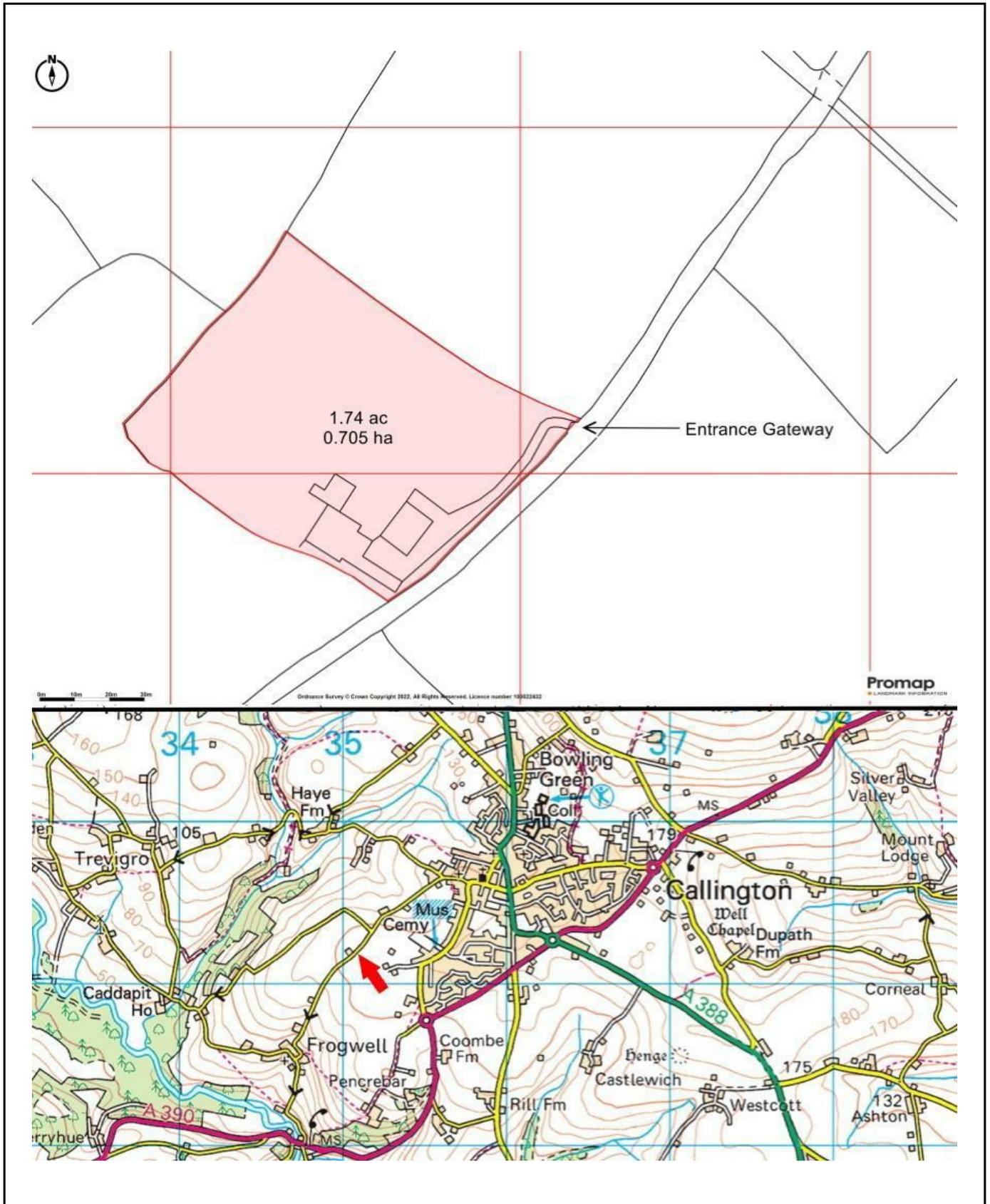
Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office on 01566 774999.

DIRECTIONS

What3Words ///enabling.wage.scatters

From Launceston, follow the A388 south in the direction of Callington for approximately 10 miles, passing through the villages of Treburley and Kelly Bray. On arriving in the town of Callington, continue along the A388 through Callington before forking right by the Mustard Seed Church, onto Church Street. Proceed along Church Street before reaching the junction with Fore Street. Turn right onto Fore Street, going past the first right hand turning, before forking right at the sharp left hand bend onto Haye Road. Proceed along Haye Road for a short distance before turning left signposted Frogwell. Proceed along Frogwell Road for several hundred metres, passing the junction with Lendra Lane and the entrance to the land can be found on your right hand side, where a Stags For Sale board has been erected.





Kensley House, 18 Western Road, Launceston, PL15 7AS
01566 774999
launceston@stags.co.uk



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