



Land at Hawklands Jacobstow, Bude, EX23 0BR

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An attractive field extending to just under 6 acres  
near the village of Jacobstow

Jacobstow 0.2 miles - Crackington Haven 4.3 miles - Bude 7.3 miles

• Auction Guide: £40,000 - £50,000 • For Sale by Online  
Auction • Approximately 5.95 Acres • Single Paddock and Track with Road  
Access • Edge of Village Location • Freehold

Auction Guide £40,000 - £50,000

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)



## METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The Auction end date is Wednesday 28th August 2024 at 5:00pm. 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](https://stags.co.uk) - Online Property & Land Auctions.

## SITUATION

The land is located in just outside the popular village of Jacobstow with its primary school, village hall and place of worship. Wainhouse Corner, on the A39, is approximately 1.5 miles away with a petrol filling station and post office/general store. The picturesque North Cornwall coastal village and popular beach of Crackington Haven is 4.3 miles away and the coastal town of Bude is 7.3 miles.

## DESCRIPTION

The land benefits from road access with a strip of land leading to a further gateway which opens into a gently sloping single paddock with mature hedge boundaries and delightful views over the surrounding countryside.

## SERVICES

We understand from the current owners there are no mains services connected. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability. Purchasers must satisfy themselves on this point.

## LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

## WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way.

## VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From the centre of Jacobstow continue out of the village towards the A39. Shortly after leaving the village, as you reach a left hand turning, you will see the entrance to the land on your right, clearly identified by a Stags For Sale board.

[What3words.co.uk: ///decorated.ponies.witty](https://www.what3words.co.uk/:///decorated.ponies.witty)

## AUCTION END DATE AND TIME

The Auction end date is Wednesday 28th August 2024 at 5:00pm. The completion date will be as dictated by the solicitor and included in the legal pack.

## 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.

An additional administration fee of £600 inc VAT will be payable by the successful purchaser immediately after the auction.

### **DEPOSIT PAYMENT**

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

### **LEGAL PACK**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the

Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### **SOLICITOR ACTING**

FAO Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375

### **COMPLETION DATE**

The completion date will be as dictated by the solicitor and included in the legal pack.

### **DEFINITION OF GUIDE AND RESERVE**

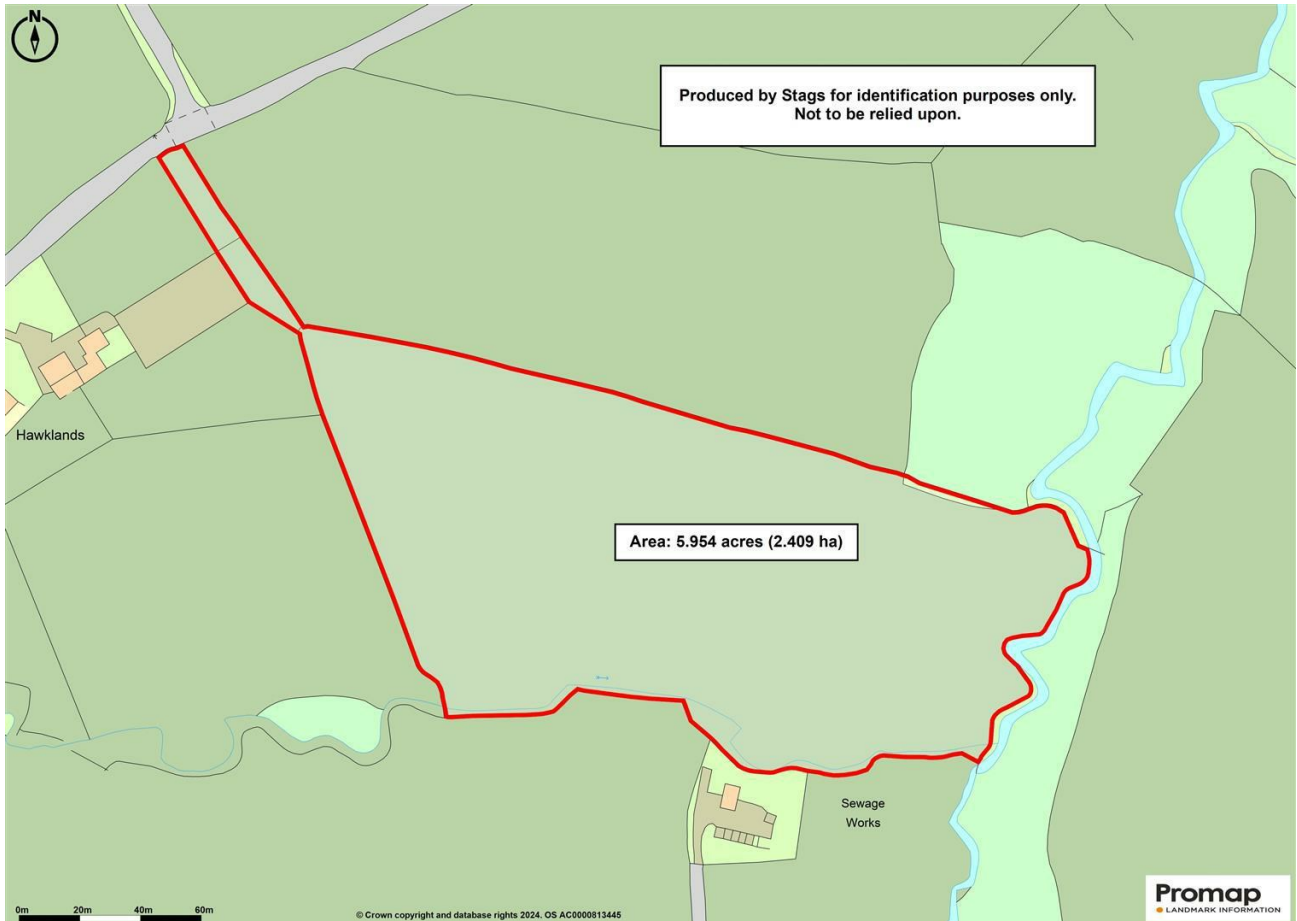
Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

### **SPECIAL CONDITIONS OF SALE**

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.







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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.