



Land at Hessenford Road Hessenford Road, Seaton,
Torpoint, Cornwall PL11 3JL

Pasture and Wetland Woodland 140m from Popular Beach

Seaton Beach 140m - Looe 6 miles - Plymouth 15 miles

- *** SOLD PRIOR TO AUCTION • Online Auction in 2 Lots • 230m of River Frontage • Rich In Flora & Wildlife • Parts could suit 56 Day Camping • 4.77 acres • Lot 1: Guide £35,000 - £45,000 • Lot 2: Guide £25,000 - £35,000

Prices From £25,000

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The end of the online auctions are scheduled for Thursday 4th November 2021 at 5:30pm for lot 1 and 6:00pm for lot 2. 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 pasture and woodland lies in an enviable position close to the popular Seaton beach. Seaton itself lies within attractive undulating Cornish countryside, on the coast between Looe and Plymouth.. The neighbouring village of Downderry benefits from a wide range of facilities including pubs, beach café, restaurant, shop, primary school and doctors surgery. The popular fishing town of Looe lies just 6 miles to the west. The nearby South West Coast Path provides scenic coastline walks land and there are numerous tourist attractions within easy reach. Seaton has a bus service and nearby St German's has a rail link with Plymouth (Plymouth - London Paddington approximately 3 hours).

DESCRIPTION

This parcel of land, ideally located for the beach, comprises of mainly level wetland woodland with some marshes and reed beds and a small river meadow. The whole area is a haven for wildlife and will appeal to buyers with an interest in conservation and wildlife and for those wanting a unique property for relaxing in total privacy. It is bordered by a carpark to the south, a road along the western side, further woodland to the north and The river Seaton along the eastern boundary with Seaton Countryside Park on the far banks. Given more management, parts of the land could be ideally suited to a range of recreational uses, perhaps including '56 day' camping, wildlife watching or maybe a low key income generating venture like camping, subject to obtaining any necessary consents.

There is potential, subject to planning (STP) for a summer house / modest building for storage of woodland tools/equipment. The banks of the river could provide an ideal position to dangle one's feet in the cool water of the river, or

perhaps a spot of fishing or to enjoy a picnic/BBQ or a glass of wine on a long summer evening.

It is offered for sale by online auction in two lots as follows:

Lot 1: 2.45 acres of water meadow and wet woodland and pond. Long river frontage. Parts could suit 56 day camping in the summer. It is understood that in the past parts of Lot 1 have been used as a car park, although in more recent times the land has been managed extensively "for the wildlife" Guide £35,000 - £45,000.

Lot 2: 2.32 acres of wetland woodland with a range of broadleaf trees and river frontage along the River Seaton Guide £25,000 - £35,000

(Please note sites like this can regularly contain invasive or injurious weeds. Neither the vendors or Stags are aware of any notifiable weeds present, but due to how overgrown the site is a thorough site inspection has not been undertaken. Purchasers would always be well advised to make their own inspection and take appropriate independent advice on this issue. Please also note that there is a blanket Tree Preservation Order covering the entire area of both lots).

SERVICES

No mains services are connected, although they appear to be available for connection nearby. Purchasers must satisfy themselves on this.

WAYLEAVES, COVENANTS 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 crossing the property, together with any restrictive covenants or public or private rights of way. The Ordnance Survey Plan shows there are no public rights of way crossing the property.

PLANNING

Planning permission was granted on the 5 July 1982 (application number 5/22/82/00425/F) for "The construction of a car park and alteration to vehicular access on the southern section of the land." We understand that this consent was not implemented and therefore this consent is considered to have lapsed.



PLANS AND BOUNDARY FENCES

The land is bordered by the River Seaton to the west and an unfenced car park to the south. Generally the other perimeter boundaries are unfenced, enabling the wildlife to come and go as they please. There is no requirement for the purchaser of either lot, to accurately identify the position of, or to fence the dividing boundary between the two lots, (if sold separately). The Vendor shall also not be required to survey any boundaries. Purchaser must satisfy themselves on these.

TENURE

The land is sold freehold and is being offered with vacant possession on completion, 6 weeks after the auction, or earlier by arrangement.

OVERAGE PROVISION

Unusually for a location within the centre of a settlement like Seaton, and to the buyers' advantage, there are no Clawback or Overage provisions on this land.

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 purchaser 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.

DEFINITION OF GUIDE & 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.

VENDOR'S SOLICITORS

Glaisyers Solicitors LLP Solicitors, 1 St James' Square Manchester M2 6DN (FAO Mick Hewitt) T: 0161 833 6998 E: Mick.Hewitt@glaisyers.com

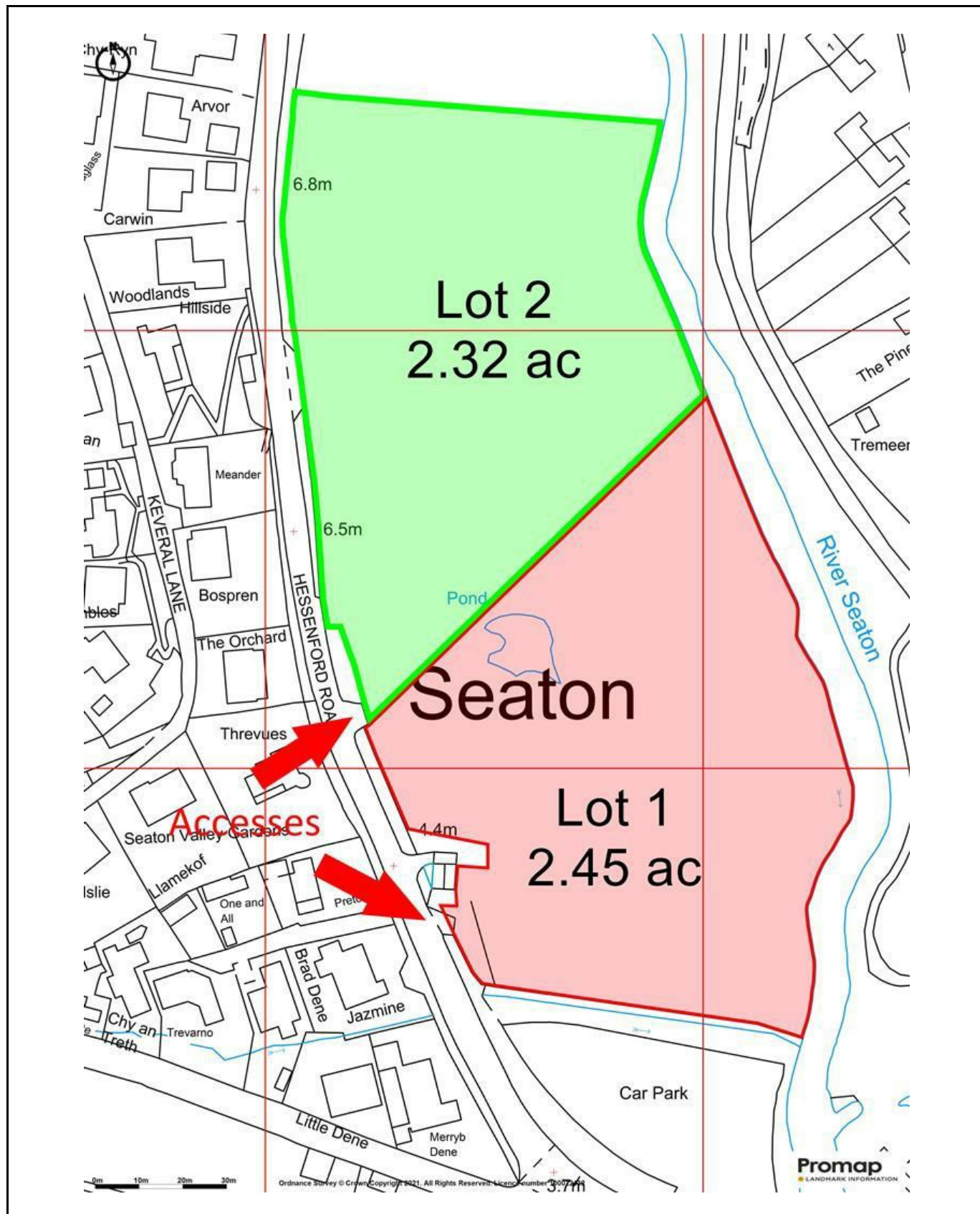
VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags Plymouth Office. The land is overgrown and wet in many areas. Please take care and wear the appropriate footwear.

DIRECTIONS

From the north/ Hessenford,, as you enter Seaton along B3247 (Hessenford Road), the land shall be found on the left hand side immediately before Seaton Bridge Car Park. If you park in this car park and exit from the NW corner, the first gateway on the right leads into Lot 1 and the second gateway into Lot 2. A For Sale Board has been erected.





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