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Parcel of Land at Trolver Croft



Penpol Creek 50 yards Truro 5 miles

## For sale by public auction, a parcel of land overlooking Penpol Creek

- AUCTION GUIDE £100,000 to £150,000
- Views to Penpol Creek
- Right of Way Access
- Consent for Garage (Dated 25th March 2011)
- Excavation & Foundation Works Commenced
- Conditions Attached
- Attractive Parcel of Land - c. 0.41 of an Acre
- Freehold
- End Bidding Time 5pm
- Monday 25th April 2022

Auction Guide  
£125,000

### SITUATION

The parcel of land is situated in an ANOB at Stamps Hill, Tolver Croft and with neighbouring properties is in an elevated position enjoying an outlook to Penpol Creek. Loe Beach with moorings and watersports hire is nearby at Feock and the Carrick Roads present some of the finest sailing waters in the country.

### DESCRIPTION

The land extends to about 0.41 of an acre and is approached over either a private right of way or via public footpath which runs adjacent to the northern boundary. The land has a planning history as described below and may offer some potential in the future or perhaps is ideal for a temporary base for camping under the 28-day permitted development rules. There are a number of trees on site and the land is subject to a blanket Tree Preservation Order.

### EQUIPMENT OF TWO OUTHAULS

The equipment of 2 outhauls, which are situated on the beach at the end of Tolver Croft and marked by red rope ties, are included in the sale.

### TOWN AND COUNTRY PLANNING

Detailed Planning Permission was granted by Cornwall Council on 25th March 2011 (PA11/00900) for the construction of a garage with double car port and games room above. Excavation works and foundation trenches were dug by the current Vendor in 2013 and inspected by Building Control Services.

The original planning decision notice includes a condition as follows: The domestic garage/storage and hobbies/games room above hereby permitted shall be used only for the parking of motor vehicles/cycles and residential use incidental to the enjoyment of the dwelling house known as "Stamps Hill, Tolver Croft" and shall not be used for any other purpose, domestic or otherwise, without the prior written permission of the local planning authority. Stamps Hill is no longer in the ownership of the seller.

Detailed planning permission was refused by Cornwall Council on 22nd October 2013 (application no. PA13/06906) for a detached three-bedroom dwelling with garden and car parking. There is an Appeal Decision dated 24th July 2014 (appeal ref. /APP/D0840/A14/2217652) for the development of the site to a three-bedroom dwelling with garden and car parking. The appeal was dismissed.

### ACCESS

There is a right of way to the land over the area shown hatched on the attached plan for identification purposes only.

### SERVICES

There is a water pipe under the right of way to the land. This pipe is unconnected to the SWW plc distribution main.

### METHOD OF SALE

The property will offered by Online Traditional Auction. The auction end date is Monday 25th April 2022 at 5pm. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The property can be accessed via Stags' website - [www.stags.co.uk](http://www.stags.co.uk).

### AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE

Includes the searches, draft contract, deeds/epitome of title,

special conditions etc., and is available to download free to those who have registered from our auction partners' website. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buying online and buyer's fees are available on Stags' website. NB Please note the covenants contained within the auction pack.

### SOLICITORS

Hurstan Hoskin Solicitors, Chapel St, Redruth TR15 2BY.  
FAO: Mr S Morrison. Email: [info@hurstanhoskin.co.uk](mailto:info@hurstanhoskin.co.uk)  
Telephone: 01209 213646

### COMPLETION DATE

The completion date is Friday 13th May 2022.

### BUYER'S AND ADMINISTRATIVE FEES

The successful Purchaser will be liable to pay the sum of £5,000. From this a Buyer's Fee of £2,400 inclusive of VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 forms part of the 10% deposit. The Purchaser will be required to pay the balance of the 10% deposit monies within 24 hours of the auction via their solicitor to the Vendor's solicitor. We therefore recommend all bidders clear the Anti Money Laundering Regulations with their solicitor prior to the auction.

An additional administrative fee, separately invoiced by Stags, of £1200 inclusive of VAT will be payable by the successful Purchaser immediately after the auction.

### 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 to be set within the guide range. Guide ranges may change at any time and prior to the auction.

### ACCESS TO ONLINE AUCTION

Interested parties are invited to visit [www.stags.co.uk](http://www.stags.co.uk) homepage, click on Auctions, then Online Property, then Land Auctions and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.

### PROOF OF IDENTITY

Under Money Laundering Regulations 2007 it is a requirement for Estate Agents to perform due diligence checks to any person that intends to bid at auction. There is a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for this registration, but registration must be made in order to be able to bid.

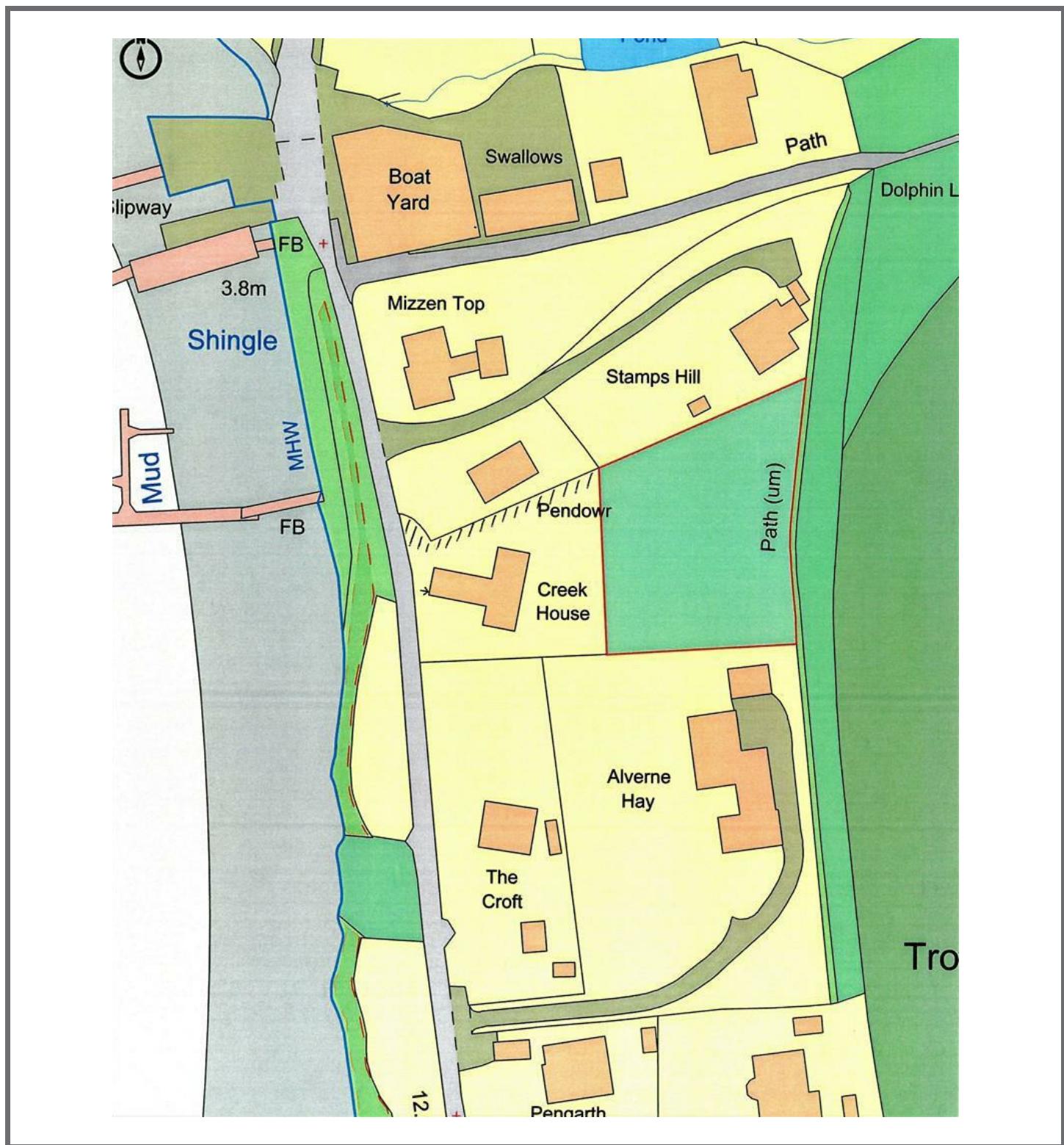
### VIEWING

Strictly by prior appointment with Stags' on 01872 264488.

### DIRECTIONS

From Truro take the A39 towards Falmouth. Drive to the double roundabouts at Playing Place and take the first exit toward King Harry Ferry. Drive for about 1.5 miles and ignore the turning to the left towards King Harry Ferry. After about 100 yards, turn right toward Penpol. Drive down the hill, follow the road around to the left and continue for about 300 yards before turning left towards Goonpiper. Drive up the hill and take the first right into Trevallion Park. Drive down the hill and we suggest parking on the road before the boathouse. Walk across the front of the boathouse and turn left immediately after the wooden pillars marking the entrance to Tolver Croft. Walk up the footpath, bare sharply to the right and the Land will be seen on the right just after the end of the timber fence. There are a opening in the hedge a little further on.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating	
	Current   Potential
Very energy efficient - lower running costs	
(A) plus A	
B	
(C) (D)	
(E) (F)	
(G)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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