



Land Adj to Innis Lakes (Lot 1) Innis Moor, Penwithick, St. Austell, Cornwall PL26 8YH

A small equestrian holding with immediate access onto the Clay Trails, offering miles of off-road, traffic free walking, cycling and horse-riding.

St Austell: 4 miles - Eden Project: 2 miles - A30: 6 miles

- Online Auction 30th June 2021
- Lot 1 Auction Guide £60,000 - £90,000
- 2.67 Acres
- Immediate Access to Clay Trails
- Mains Water
- 2 Stables, Feed & Tack Rooms
- 40m x 20m Manege
- vc

Auction Guide £60,000

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The end of the online auction is scheduled for Wednesday 30th June 2021 at 5.30pm. 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.

BUYERS & ADMINISTRATION FEES

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 (Inc 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 sum of £424.60 to cover the cost of the searches carried out.

SITUATION

The land lies within a rural setting at Innis Moor on the outskirts of Penwithick and benefits from being located immediately along the Clay Trails, offering miles of off-road, traffic free walking, cycling and horse-riding literally on the doorstep, and linking to the Eden Project, just one quarter of a miles' walking distance along the off road trails.

Penwithick offers a convenience store with post office and a parish Church. Within four miles is the town of St Austell with a wider range of amenities. The Eden Project is within just two miles and the A30 can be accessed at Roche and at Bodmin (both approx. 6 miles distant).

DESCRIPTION

For sale by Online Auction on 30th June 2021 at 6:00pm. Auction Guide £60,000 - £90,000

LOT 1

This Lot comprises two paddocks of 1.34 acres and 1.33 acres (total 2.67 acres) on either side of the country road running through Innis Moor. Both parcels have long road frontage, direct gated road access and are level productive parcels of pasture. The main block comprises a long stretch of land, divided into two by a centrally positioned yard with a generous area of hard standing providing ample parking for vehicles, trailers etc. Set in the yard are a number of well presented and maintained timber outbuildings including feed stores, two stables, tack room, two further stores a jump store/gallery and a 'break room' fitted with a kitchenette. Beyond the stables is a 40m x 20m manege and further grazing land.

The land on the other side of the road, is productive, relatively free draining pasture with attractive views over the neighbouring fishing lakes. Please note, It has been reported that a viewer has seen several small Japanese Knotweed plants near the stream that forms the northern boundary of the part of Lot 1, beside Lot 2.

ADDITIONAL LAND

A further adjoining lot (Lot 2) is also available and extends to 0.86 acres and comprises a single level meadow, with an attractive gurgling stream running through it, a small wooded area, pond and a concrete block outbuilding - currently divided into two loose boxes, possibly suitable for various alternative uses (STP).



SERVICES

Mains water is connected and a mains electricity supply is thought to be suitable for connection at the nearby fisheries but purchasers must satisfy themselves on this point. At the moment the stable yard is lit by solar powered lighting.

WAYLEAVES & RIGHTS OF WAY

The property 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. We are not aware of any public or private rights of way that affect the property.

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.

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

Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY (FAO Stephen Morrison) T: 01209 213646 E: stephen.morrison@thurstanhoskin.co.uk

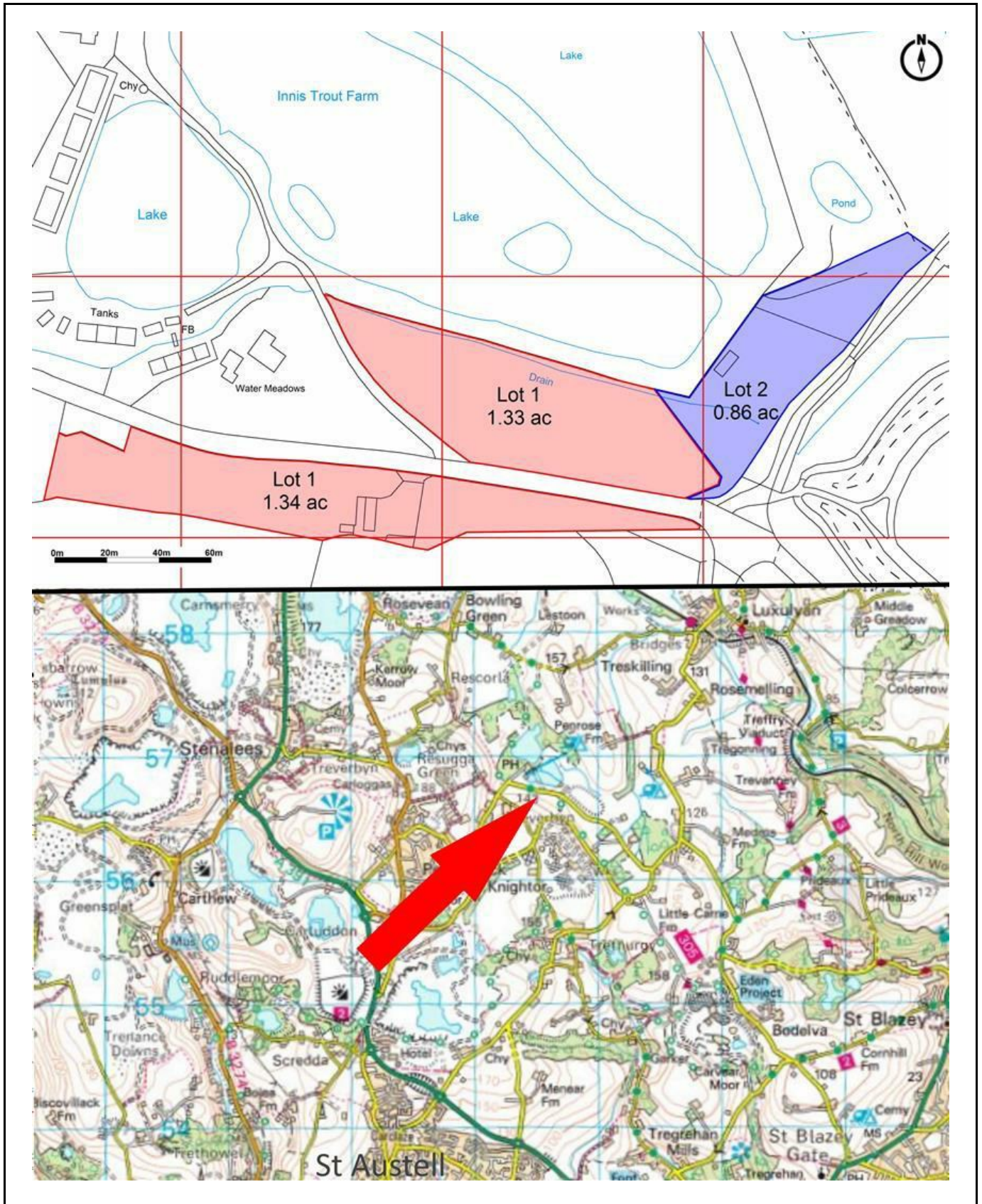
VIEWING

Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Truro Office.

DIRECTIONS

From St Austell proceed in a Northerly direction along the A391 and at the fifth roundabout take the right hand exit to Boscoppa and Carclaze. Upon reaching Carluddon double roundabouts, proceed towards Luxulyan and continue along this road before turning left signposted Innis Inn. Proceed down into the valley and turn right and right again (again following signs for the Innis Inn) and then continue for approximately half a mile before approaching the land on either side of the road. A For Sale Board has been erected.





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