



MAY WHETTER & GROSE

**THE GENERAL WOLFE, BODMIN ROAD, ST AUSTELL, PL25 5AE
AUCTION GUIDE £150,000**



FOR SALE BY AUCTION ON THE 7TH MAY

A SUBSTANTIAL TOWN CENTRE BUILDING ARRANGED AS THIRTEEN FLATS IN NEED OF SIGNIFICANT IMPROVEMENT.

THE ADJOINING BUILDINGS AND PARKING ARE ALSO AVAILABLE FOR PURCHASE AT THE SAME AUCTION.



THE PROPERTY

A vacant property comprising thirteen vacant residential flats (a mixture of one and two bedrooms) and requiring extensive improvement works. The property is situated in a town centre location close to local amenities. The property comprises the former General Wolfe Building, 3-5 Bodmin Road, St Austell and 2-4 Truro Road, St Austell PL25 5AE.

The adjoining buildings and parking are also available for purchase at the same auction.

PLEASE SEE AGENTS NOTES FOR FULL DETAILS

GROUND FLOOR

Flat 1, 2 Truro Road - one-bedroom flat. (EPC: TBC) (Council Tax Band A)

Flat 2, 2 Truro Road - two-bedroom flat. (EPC: TBC) (Council Tax Band A)

Flat 3, 3 Bodmin Road - one-bedroom flat. (EPC: E) (Council Tax Band A)

FIRST FLOOR

Flat 3, 4 Truro Road - two-bedroom flat. (EPC: B) (Council Tax Band A)

Flat 4, 4 Truro Road - one-bedroom flat. (EPC: C) (Council Tax Band A)

Flat 2, 5b Bodmin Road - two-bedroom flat. (EPC: C) (Council Tax Band A)

Flat 3, 5b Bodmin Road - two-bedroom flat. (EPC: TBC) (Council Tax Band A)

Flat 2, 3 Bodmin Road - two-bedroom flat. (EPC: TBC) (Council Tax Band A)

SECOND FLOOR

Flat 1, 4 Truro Road - two-bedroom flat. (EPC: C) (Council Tax Band A)

Flat 2, 4 Truro Road - two-bedroom flat. (EPC: C) (Council Tax Band A)

Flat 1, 5a Bodmin Road - one-bedroom flat. (EPC: C) (Council Tax Band A)

Flat 1, 3 Bodmin Road - two-bedroom flat. (EPC: D) (Council Tax Band A)

Flat 1, 5b Bodmin Road - two-bedroom flat. (EPC: C) (Council Tax Band A)

THIRD FLOOR

The roof space of 3 Bodmin Road has been partially converted into five rooms.

AUCTIONEER'S NOTE 1

At the time of publication the Auctioneers have been unable to internally inspect all of the property. Interested applicants should rely on their own investigations to verify the information provided.

AUCTIONEER'S NOTE 2

The neighbouring property is also available in the same auction under Lot No 74.

LOCAL PLANNING AUTHORITY

Cornwall Council. Tel: 0300 1234 151. Website: cornwall.gov.uk.

VIEWING

Due to the condition and safety concerns, internal viewings will not be carried out.

AGENTS NOTE:

Please note there is a flying freehold with the adjoining property.

FREEHOLD WITH VACANT POSSESSION





THE AUCTIONEERS

Clive Emson Land & Property Auctioneers
 James Lofthouse/Steve Appleby
 01392 366555
 E auction.team@cliveemson.co.uk
 W cliveemson.co.uk

THE AUCTION

Auction Guide Price - £150,000 plus fees

The property is being offered online by Clive Emson Auctioneers on 7th May 2026

Auctioneers Website Link - <https://www.cliveemson.co.uk/properties/265/9/>

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers 01392 366555 or visit their website cliveemson.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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