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Land Near St Breock Wadebridge, PL27 7LF

An attractive, sheltered field with versatile modern barn and stream frontage

Wadebridge 2.5 miles Bodmin 7.5 miles A30 8 miles

• *Auction 21 November 2017 • Guide: £40,000 - £60,000 • Gently Sloping Pasture • Road Frontage • Stream Frontage • Far Reaching Views Towards Rough Tor • Useful Fully Enclosed Barn • Mains Services Nearby • 2.19 Acres In All •

For auction £40,000 to £60,000

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SITUATION

The land is situated in a peaceful, rural position in a good riding area, between St Breock and St Breock Down's, approximately 120 metres above sea level. There are fine, far reaching views towards Bodmin Moor. The highly regarded town of Wadebridge on the banks of the River Camel is just 2.5 miles away and provides a good range of shopping, leisure and education facilities. Popular coastal villages Port Isaac, Rock and Padstow are just a short car journey away.

DESCRIPTION

The land comprises an attractive block of pasture extending to 2.19 acres (0.89 hectares) and is divided into a main field and a smaller roadside paddock. The land slopes gently to the south east and is bordered on the south eastern boundary by a babbling brook. The topography of the land would lend itself to the creation of an attractive pond or lake beside the stream, subject to obtaining any necessary consents. The land levels off near the road and there is a versatile barn, measuring approximately 30' x 45' (9.144 m x 13.716m). This is of steel frame construction under a fibre cement roof with roof lights, fully clad with timber board cladding and 2 galvanise sheeted doors, on a compacted dirt floor. This has potential for a number of uses including the installation of free standing American style stabling for an 'all under cover equestrian set up'.

SERVICES

Mains water is currently connected to the property. The land is also naturally watered from the stream. There are overhead mains electricity lines running along the far side of the road. Purchasers must satisfy themselves on these matters.

DEVELOPMENT POTENTIAL

There may be potential to erect further agricultural buildings or field shelters. The vendor can confirm that the building was in agricultural use on 20th March 2013 and therefore may offer potential for residential conversion under Class Q Permitted Development Rights. Purchasers must satisfy themselves on this point.

DEVELOPMENT CLAW BACK

Unusually for properties with development potential, being offered for sale at a figure not reflecting this potential, there is no Development Clawback/Overage obligation, to the benefit of the purchaser.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights such as they are owned are included within the sale.

WAYLEAVES, COVENANTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of any electricity or telephone equipment crossing the property, together with any restrictive covenants or public or private rights of way. There are no restrictive covenants limiting the use of the property and there are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.

PLANS AND BOUNDARY FENCES

A plan, which is not to be relied upon, can be found on the back page of these sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. If desired, the purchaser is permitted to block up the existing gateway between the land and the adjoining field to the east.

OPTIONAL ADDITIONAL LAND

The 2.83 acre field to the east, which also enjoys road frontage and stream frontage, is available by separate negotiation.



GRANT SCHEMES

The land has not been entered into any agricultural or environmental grant schemes.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

METHOD OF SALE

The land is to be offered for sale by Public Auction at 6.00 pm on Tuesday 21st November 2017 at Lanhydrock Hotel and Golf Club, Lostwithiel Road, Bodmin, Cornwall, PL30 5AQ. The land /property will be sold subject to an undisclosed reserve and the vendors reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendors also reserve the right to sell all or part of the property prior to the auction.

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction, therefore there will be a requirement for the bidder to provide two forms of identification at the auction, consisting of a photo identification, such as a passport or current driving license and secondly proof of address, such as a recent utility bill or bank statement.

VENDOR'S SOLICITOR'S

Sproull Solicitors LLP, 42 Molesworth Street, Wadebridge, Cornwall, PL27 7DR, FAO: Mrs L Sproull, T: 01208 72328, E: ls@sproulllp.co.uk

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available for purchase for £30 including VAT from the vendors' solicitors. Alternatively, it can be inspected free of charge by appointment at Stags Wadebridge

Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the Auction.

TENURE

Freehold with vacant possession on completion on 9th January 2018.

VIEWING

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

DIRECTIONS

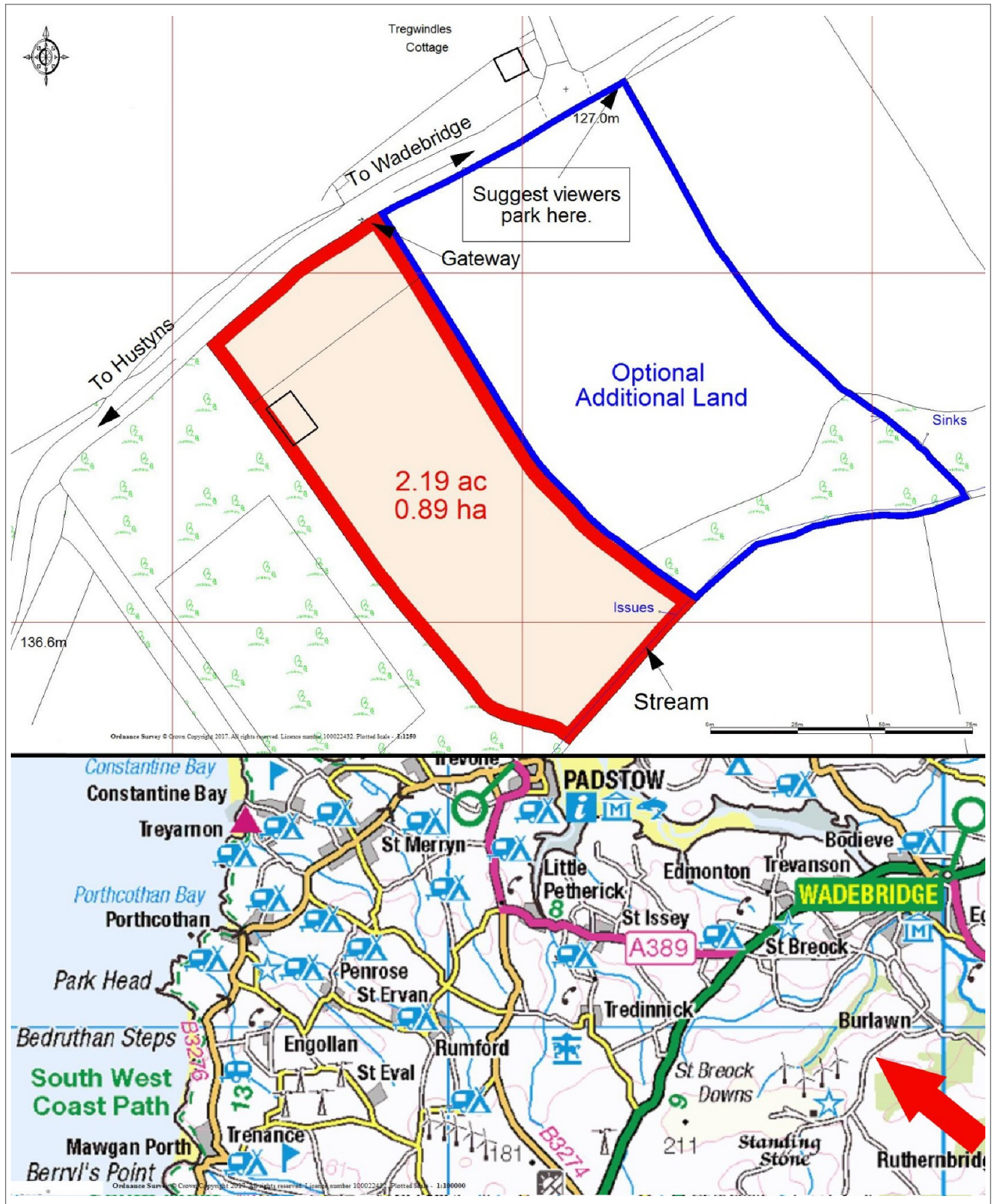
From the end of Hustyn's Driveway, turn right heading towards Wadebridge. At the T-junction turn right and the land shall be found on the right hand side after approximately 0.8 miles, almost directly opposite the double driveway to Tregwindles Cottage. From Stags Office in Wadebridge, proceed past the end of the bridge and take the first turning right beside the Bridge on Wool pub. After approximately 1 mile, take the first turning on the left and proceed up the hill towards Burlawn. At the cross-roads turn right and proceed for approximately $\frac{3}{4}$ of a mile. The land shall be found on the left hand side, just before a left hand corner, directly opposite Tregwindles Cottage. There is a double field gateway.

Park here and climb over the right hand gate. Walk to the gateway across the additional land field into the field for auction, whereupon you will see the barn. A For Sale board has been erected on the roadside.

*DEFINITION OF GUIDE AND 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 prices may change at any time prior to the auction.





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