

Catons Field Land At Sunny Corner

Catons Field, Land At Sunny Corner, Withiel, Bodmin, Cornwall PL30 5NW







Wadebridge 6 miles - Bodmin 6.2 miles - A30 3 miles

Being sold via online traditional auction, a parcel of land of approximately 1.7 acres in the tranquil rural hamlet of Withiel.

- Online Auction - Wednesday 4th November 2026 at 4pm
- AUCTION GUIDE £20,000 - £30,000
- Approximately 1.7 Acres
- Picturesque Setting With Countryside Views
- Hamlet Location
- Pedestrian Road Access
- Approx. 6 Miles from Wadebridge & Bodmin
- Freehold

Auction Guide £20,000

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 4th November 2026 at 4pm.
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 on the Auction Page.

SITUATION
Catons Field, Land at Sunny Corner is located in the quiet rural hamlet of Withiel near Ruthernbridge, approximately 6 miles away from the market town of Wadebridge and 6.2 miles from Bodmin, both offering an extensive range of shops, schooling and leisure facilities. The renowned Camel valley and Camel Cycle Trail link the towns of Bodmin via Wadebridge to the picturesque fishing town of Padstow on the North Cornish Coast. Bodmin Parkway is 10 miles from the property with mainline rail services to London Paddington via Plymouth. There is access to the A30 trunk road 3 miles away and Newquay Airport offers a range of scheduled domestic and international flights.

THE LAND
The land is of a steep gradient and extends to approximately 1.7 acres with a level area which could potentially be used for camping etc. subject to the relevant permissions. The land has pedestrian access from the road and far reaching countryside views from the top.

SERVICES
We understand that there are no mains services connected. Purchasers must satisfy themselves on this point.

LAND PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWINGS
Strictly and only by prior appointment with Stags on 01208 222333, who will provide instructions. All viewings are undertaken entirely at the individuals own risk. Please adhere to the countryside code at all times.

DIRECTIONS
What3Words: ///builders.stirs.november
There is a Stags for sale sign at the entrance of the land.

PROOF OF IDENTITY
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 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 FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

The buyer shall pay the sum of £1,593.40 on Completion to the Buyer's Solicitors in reimbursement of the search fees and expenses associated with the preparation of the legal pack.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING
Merricks Solicitors. Cross Street, Wadebridge, PL27 7DT.
FAO: Mrs Avril Jones. Email: Avril.Jones@merricks-law.co.uk
Telephone: 01208 812068

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION 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 or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

A no Search Indemnity Policy will be provided on completion, together with an Absence of Easement Policy.

ACCESS ONLINE AUCTION
Interested parties are invited to bid through www.stags.co.uk homepage. Click on "Auctions" and then "Property and Land Auctions" and then register directly with Bamboo Proptech to gain access to the auction legal pack and bidding facilities.



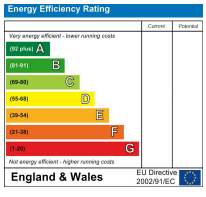








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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