



Tranno Bungalow, Trewithick
Road, Breage, Cornwall, TR13







TRANNO BUNGALOW, TREWITCHICK ROAD, BREAGE, CORNWALL, TR13 9PZ

STARTING BID £180,000 FREEHOLD

*** IAMSOLD.CO.UK * AUCTION ENDS TBC ***

*** SEA AND RURAL VIEWS TO PORTHLEVEN AND BEYOND ***

*** SOUGHT-AFTER LOCATION ***

*** POSSIBLE BUILDING PLOT SUBJECT TO ANY PLANNING PERMISSIONS ***

*** SOLD AS SEEN ***

* Please Note the Modern Method of Auction allows the buyer 28 Days to exchange and a further 28 Days to complete allowing the buyer to arrange finance.

To be sold by the modern method of auction is this plot/land measuring 130ft x 50ft, with rural and sea views towards Porthleven and beyond, in a sought-after location.

AUCTIONEER COMMENTS: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

DIRECTIONS: From the Green Market in Penzance, head in an easterly direction towards Helston via the A394, on entering Breage at the crossroad take the first turning right onto Tremethick Road, follow this road from approximately 0.2 mile and the plot of land (formerly Tranno Bungalow) can be found on your left hand side, sign posted by a Marshalls Auction board.

SERVICES: Services to the plot, purchaser to make own enquiries.

NB: Plot is located on the site of a former bungalow which was destroyed by fire in Spring 2024

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.
