

**EDWARD
BUCKLAND**

// CHARTERED SURVEYORS
// AUCTIONEERS
// VALUERS
// LAND AGENTS



FOR SALE BY ONLINE AUCTION

CARMENELLIS WOMENS INSTITUTE HALL, CARMENELLIS, REDRUTH, TR16 6NX

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £50,000

- Sale of the Freehold.
- Opportunity for redevelopment (subject to consent).
- Includes Hall and pedestrian access.

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Edward Buckland is a trading name of Edward Buckland Ltd. Company Number: 8736900. Registered in England and Wales.
Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DS.



Carmmenellis Women's Institute Hall, Carmmenellis, Redruth, TR16 6NX

Situation

Located in the centre of Carmmenellis, Stithians. As shown on the plan below.

Description

Former meeting Hall of Carmmenellis Women's institute comprising entrance hall/Porch, WC and main hall. Surrounding land is common land with pedestrian right of way to access.

The ownership boundary is shown on the plan below.

Tenure and Possession

The land is sold freehold with vacant possession on completion.

What 3 Words

///cello.painting.gearbox

Wayleaves/Easements/Rights of Way

There are no known public or private rights of way.

Services

Mains electric and water is supplied but both are currently disconnected.

Overage/Uplift

The land is sold unencumbered of any uplift clause and without ongoing restriction from the vendor

Local Authorities

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3BJ Tel 0300 1234 100

EPC

Due to the size of the property we believe that an Energy Performance certificate is not required.

Viewing

Strictly by prior arrangement with the sole agents, Edward Buckland Ltd - 01872 306090.

Particulars and Plan

The attached plans are not to scale and are for the purpose of identification only. Although believed to be correct the accuracy of the plans is in no way guaranteed nor does it form part of any contract.

Method of sale

The land is offered for sale by public online auction for whole.

The auction will end on Thursday 25th January at 12 noon.

Buyers Fee

At the close of the auction the successful buyer will pay £5000 to complete the lot.

This will include a buyers fee of £2000 plus Vat with the balance set against the 10% deposit of the final selling price.

The remaining balance of the deposit will need to be paid to the buyers solicitors within one working day following the close of the auction.

Completing will follow in 28 days or sooner if required.

A detailed legal pack is included on the auction platform

www.bamboo.co.uk

All enquiries to the Agents.

Agents note: Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

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