



Land, Calloose Lane





# Land, Calloose Lane

Leedstown, Hayle, TR27 5ET

North Coast 5 Miles, South Coast 6 Miles

Paddock of land of circa 2.2 acres. The paddock is bordered by a mix of mature shrubs, trees, and traditional Cornish hedging, providing both privacy and a sense of seclusion.

- Online Auction
- Auction Date - Wednesday 11th June 4.30pm
- 2.2 Acres
- Edge of Village
- Legal Pack Available
- Rural Location
- Freehold

## Auction Guide £27,500

### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 11th June 2025 at 4.30pm. 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](https://stags.co.uk) on the Auctions tab.

### SITUATION

The nearest village is Leedstown where there is a junior school and public house. Within 3 miles is Praze-an-Beeble with a further range of amenities. Also within easy reach are the larger towns of Camborne, Helston and Hayle, whilst the cathedral city of Truro is approximately 22 miles.

Praa Sands is perhaps the closest beach, popular with families and surfers, whilst on the north coast Gwithian and Godrevy Beaches are a must for surfers.

The nearest railway stations can be found at Camborne and Hayle, both with direct links to Truro and onwards to London Paddington.

### THE LAND

A large paddock mainly laid to lawn with several well established trees within and bordered by an established selection of shrubs, trees and Cornish hedging. The land totals 2.199 Acres.

### SERVICES

No services are available onsite, but Power and Water are within the vicinity.

### TENURE & POSSESSION

Freehold with vacant possession.

### VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall 01736 223222.





**DIRECTIONS**

From the center of Leedstown at the crossroads, head west along the B3302 Fraddam Road Signed St.,Erth Praze & Hayle.  
Opposite the Leedstown Cricket Club, take the right hand turn onto Calloose Lane West, and continue for around 400m and the land will be evident on your right hand side.  
What3words:///stag.optimists.intervene

**PROOF OF IDENTITY**

Under Money Laundering Regulations 2007 it is a requirement for estate agents to perform due diligence checks on any person who 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 sum of £5,000. From this a Buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 forms part of the 10% deposit. An additional administrative fee of £600 inc VAT will be payable by the successful Purchaser(s) immediately after the online auction.

**DEPOSIT PAYMENT**

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The payment to be made via the buyer's solicitor to the vendors solicitor. We therefore recommend all bidders clear Anti Money Laundering Regulations with their solicitor prior to the auction.

**AUCTION 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 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**

Rebecca Joyce of Nalders  
01326 574001, / rj@nalders.co.uk  
32 Coinagehall Street, Helston, Cornwall TR13 8EQ

**COMPLETION DATE**

The completion date will be as dictated by the solicitor - 20 working days after the auction.

**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.





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.



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

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