



8 Church View Road

8, Church View Road, Camborne, TR14 8RQ



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior via the Bamboo/Stags auction conditions.) The auction end date is Wednesday 16th July 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 on the Auctions page.

SITUATION

The property is situated on the outskirts of Camborne within walking distance of the town center with all its local shopping, banking, and schooling facilities. Redruth is around three miles distant offering further business and leisure amenities. Truro is approximately 14 miles with its attractive cobbled streets, fine restaurants, cathedral and myriad of national and independent shopping facilities. There are mainline railway stations in Camborne and Truro which link directly to London Paddington. Newquay airport is 19 miles to the north east with scheduled flights to London and beyond.

THE PROPERTY

Church View offers a rare opportunity to acquire a generously sized and highly adaptable home, full of charm and potential. This large property features a well-equipped kitchen and an adjoining breakfast room, ideal for everyday family life. A formal dining room and a spacious sitting room provide excellent space for entertaining and relaxation.

The layout includes two/three ground floor bedrooms and a centrally located family bathroom. Notably, one of the rear bedrooms has been converted to provide internal access to both the basement and the converted attic room. These additional spaces greatly enhance the versatility of the property—offering scope for use as extra bedrooms, a home office, hobby areas, or further living accommodation, subject to individual needs and relevant consents.

Set in a desirable location and packed with potential, Church View is a property with broad appeal—ideal for families, renovators, investors, or developers looking to make the most of a unique opportunity. To be sold by auction, this is a chance to secure a spacious home with endless possibilities.

SERVICES

Mains Water, drainage and electricity.
Ultrafast Broadband Available - Ofcom
Mobile Signal - Three Lickley, O2, EE & Vodafone - Limited - Ofcom

TENURE & POSSESSION

Freehold with vacant possession.

VIEWING

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

DIRECTIONS

From the A30 - take the exit at Tolvaddon and head towards Pool on the A3047. At the Junction take the right towards Tuckingmill along East Hill. After around a mile take the left hand turn onto Church View. 8 Church View will be evident on your left hand side

AGENTS NOTES

It is assumed that both the basement and attic room have

been converted without the necessary planning permissions or building regulation consents. Buyers are advised to make their own investigations and satisfy themselves regarding the compliance and suitability of these conversions. In addition, it is believed that the property may contain asbestos. Buyers should factor this into their due diligence and consider any implications for renovation or occupancy. A full legal pack is available for review. Prospective purchasers are advised to commission an independent survey and make all necessary enquiries prior to bidding to ensure they are fully informed about the property and any potential risks or required remedial work.

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 inclusive of 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 £1,200 inclusive of 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

Andrew Carrigan / Kieran O Sullivan
Nalders LLP, 6 Chapel Street, Camborne, Tr14 8EG

COMPLETION DATE

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

DEFINITION OF AUCTION GUIDE AND RESERVE

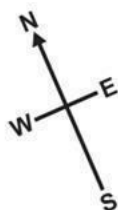
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

For Sale by Online Auction - Large detached property on the outskirts of Camborne ideal for renovation or development subject to the relevant consents.

- Online Auction
- Renovation Project
- Development Opportunity
- Gardens
- Parking
- Garage
- Outbuildings
- Auction End Time 16:30
- Auction End Date 16th July
- Freehold - Council Tax Band B

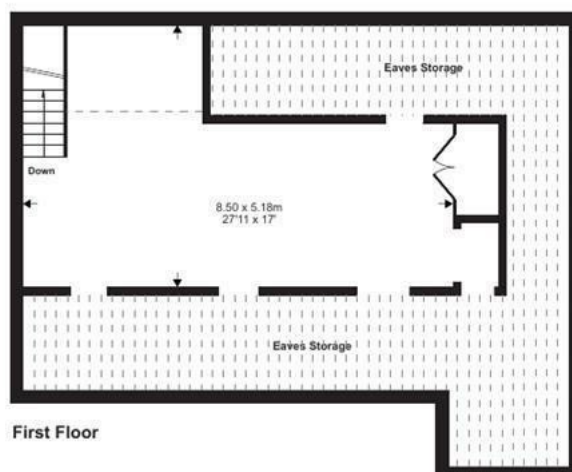
Auction Guide
£230,000





Approximate Area = 1910 sq ft / 177.4 sq m
 Limited Use Area(s) = 523 sq ft / 48.5 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 2700 sq ft / 250.6 sq m

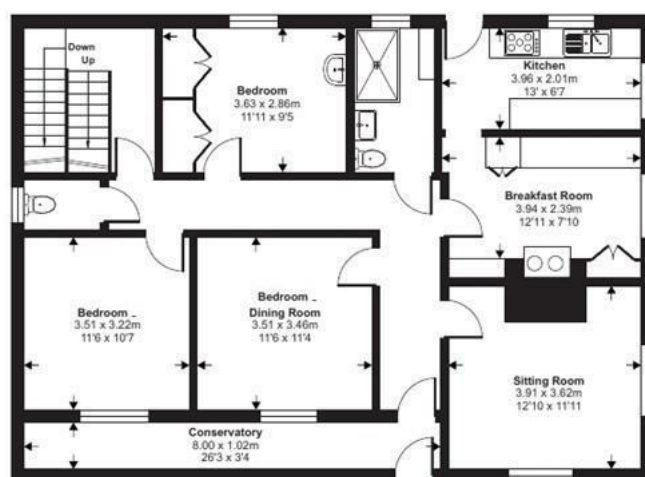
For identification only - Not to scale



First Floor



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025.
 Produced for Stags. REF: ZZ1268902

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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