



West End Workshop



Town Centre 0.2 Mile, Train station 0.3Miles, A30 1 Mile.

A former carpenter's workshop with associated outbuildings with granted Planning Permission for the construction of a terrace of four three-bedroom townhouses, each with parking provision and amenity space, subject to conditions.

- Online Auction
- Auction End Date - Wed 25th Feb at 4.30 pm
- Planning Permission Granted
- Former Carpenters Worshops
- Central Location
- Outbuildings
- Development Site
- Freehold

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 25th February 2026 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.

DESCRIPTION

The existing accommodation comprises a range of single-storey buildings, including a workshop, store, and cloakroom with W.C., all arranged around a central hardstanding area. The property benefits from gated access, providing security and practicality for a variety of uses.

PLANNING PERMISSION

Planning Planning Permission has been granted by Cornwall Council under ref: PA22/11477, dated 3rd May 2023, for the construction of four dwellings, subject to conditions.

Proposed Dwellings: Each dwelling is designed to provide well-planned accommodation arranged over three floors. The ground floor will feature an entrance hall, cloakroom with W.C., and an open-plan living and dining area incorporating the kitchen. On the first floor there will be a landing, two bedrooms, and a family bathroom, while the second floor will accommodate an additional bedroom. Externally, each property will benefit from a parking space to the front and a private garden to the rear.

SERVICES

Mains Water, 3-phase electricity, and drainage. Ultrafast Broadband Available in the street.(Ofcom). Three, Vodafone, EE & O2 Signal 50 %- 70% (ofcom)

TENURE & POSSESSION

Freehold with vacant possession.

VIEWINGS

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

DIRECTIONS

From the A30, take the Avers junction towards Redruth. At the roundabout, follow the signs for Redruth along the A3047. Continue to the next roundabout and take the first exit towards Redruth Town Centre. After approximately one mile, Hoskings Row will be found on the left-hand side, with the workshop located at the end of the road.

What3Words///paler.plank.cookers

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 £1,200 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 remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of 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.

Please note that updated searches have been applied for and will be added to the auction pack once received.

SOLICITOR ACTING

Katie Allen - Stephens-Scown
Curzon House, Southernhay West, Exeter, Devon, EX1 1RS
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K.Allen@stephens-scown.co.uk

COMPLETION DATE

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

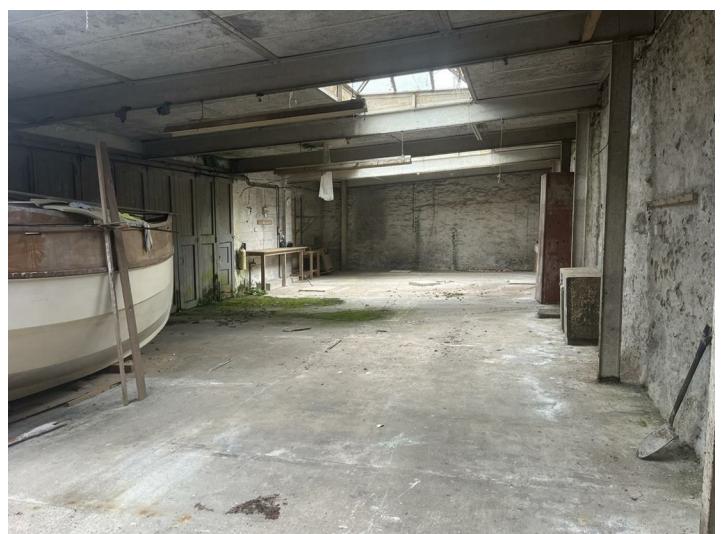
DEFINITION OF AUCTION GUIDE AND RESERVE

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

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.

**Auction Guide
£115,000**



Approximate Gross Internal Area = 254.0 sq m / 2734 sq ft

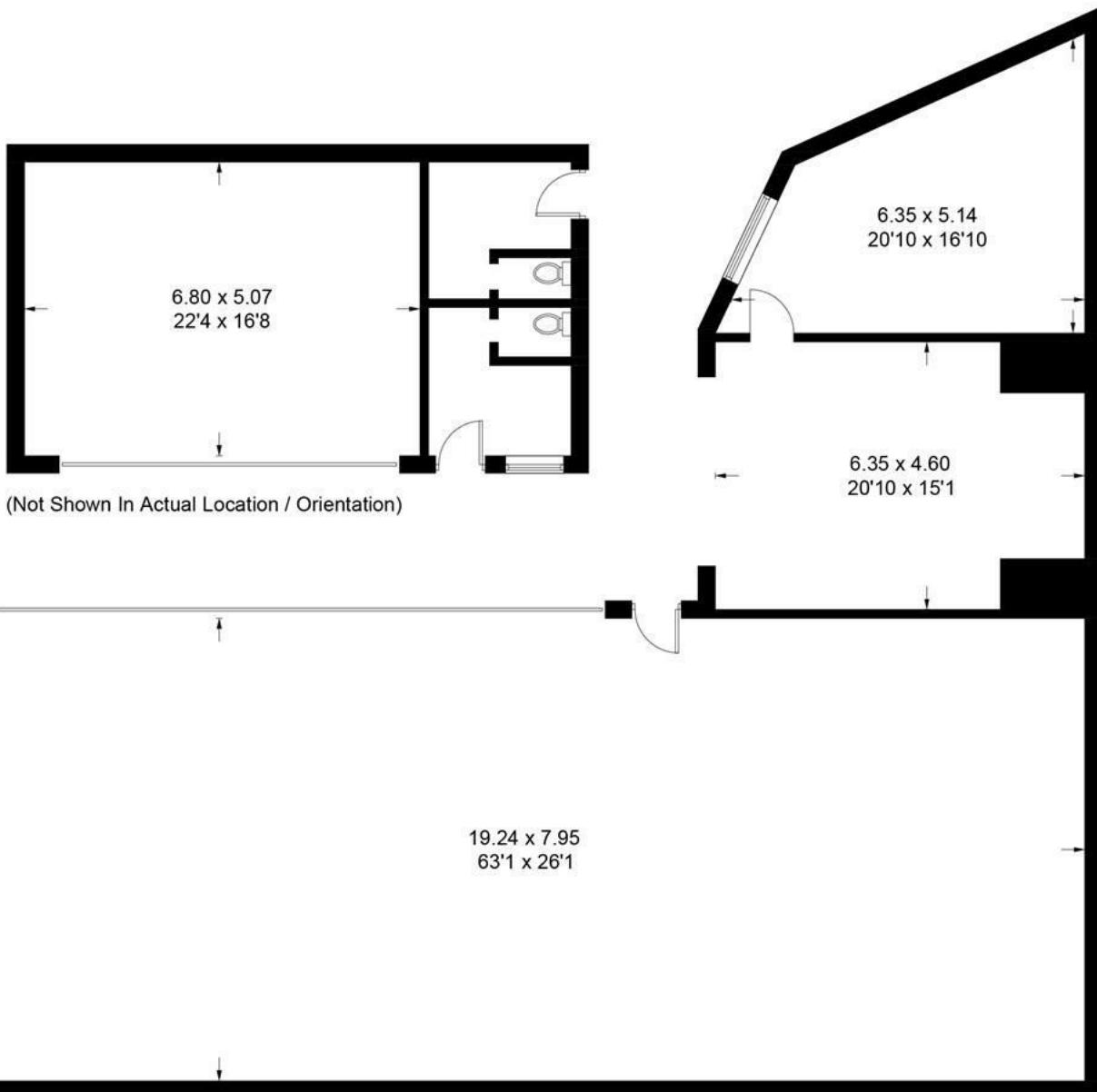


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1240751)

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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