



4 & 5 Tremaddock Cottages, St Neot, PL14 6NP

By Online Auction : Guide Price £65,000

**Jefferys** ESTABLISHED 1865



# 4 & 5 Tremaddock Cottages, St Neot, Liskeard, Cornwall, PL14 6NP

**A derelict pair of cottages with planning permission for reinstatement and repairs of the pair cottages to form a single dwelling house sat within grounds of 1.1 acres is For Sale by Online Auction with no onward chain.**

This property is situated on the rural outskirts of the popular village of St Neot. Within St Neot, there is a village shop, social club, public house and church.

The village also offers a Primary School and is renowned for its popularity.

St Neot is situated approximately two miles off the main A38 trunk road between Bodmin and Liskeard and is within easy commuting distance of Plymouth.

Situated on the edge of Bodmin Moor, there are many places of interest and a wide range of outdoor activities.

We are pleased to offer For Sale by Online Auction this pair of redundant cottages with conditional planning permission to renovate and create a single attached dwelling.

The Planning Application Number PA24/02490 is available to view online at the Cornwall Council Planning register.

The attached cottages are sat within grounds of approximately 1.1 acres part forming woodland with the remaining parts forming garden areas with a derelict garage.

The property once renovated will provide quite a desirable home.

## THE PROPOSED ACCOMMODATION COMPRISES:-

### GROUND FLOOR

Entrance Hall

Cloakroom/wc

Kitchen

Dining Room

Lounge

### FIRST FLOOR

Landing

Bathroom/wc

Bedroom 1

Bedroom 2

### OUTSIDE

Extensive garden and woodland with a derelict garage.

### SERVICES

The buyers are to make their own enquiries as to services.

### PLEASE NOTE

The purchaser will be liable for CIL Tax but may be eligible for an exemption for a self-build project.

### TENURE

The property is being sold Freehold with vacant possession upon completion.

### ONLINE AUCTION

This property is being sold via Online Auction.

Please visit the [Jefferys.uk.com](https://www.jefferys.uk.com) website and click Auctions.

In order to bid you must do the following via the dashboard:

- register
- join the Watch List
- pass an ID Check
- enter your details

Auction Ends 17:00 on 22<sup>nd</sup> November 2024.

The successful purchaser will be liable to pay the sum of £5,000 upon the Auction ending. From this, a “buyers fee” of £3,960, (including VAT) is retained by Jefferys/Bamboo Auctions as contribution towards the online platform costs and £1,040 is payable towards the purchase price/deposit. No deposit monies are required before you bid.

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. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Jefferys and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

### WHAT3WORDS

Perfumed.going.heaven

### EPC

Exempt

### COUNCIL TAX

To be assessed

**SOLICITORS**

WBW Solicitors LLP Launceston

**VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400

No access is possible internally due to health and safety concerns.

**DIRECTIONS**

From Liskeard, proceed along the A38 for approximately five miles taking the right turning signposted St Neot.

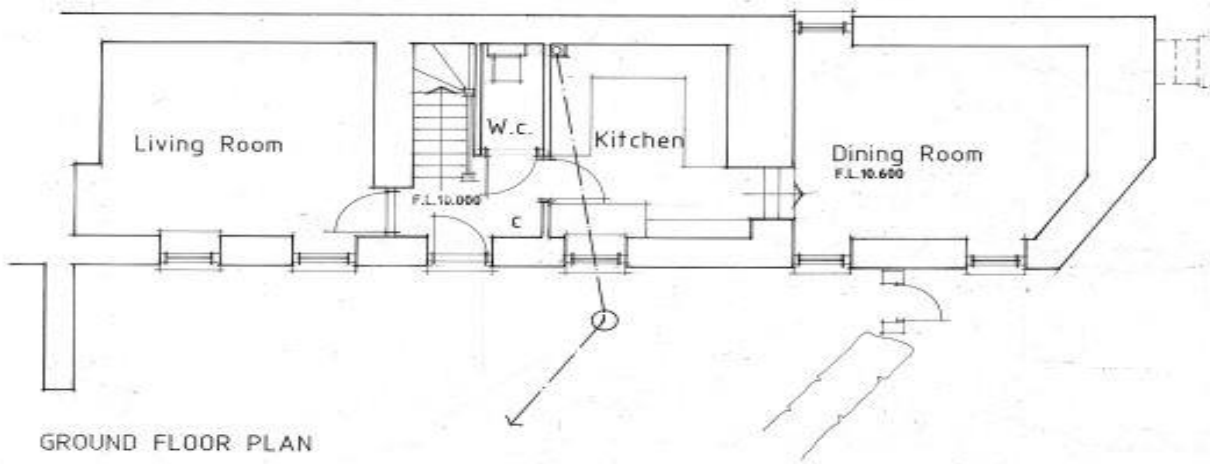
Continue to the centre of the village and turn right immediately after the London Inn into School Hill.

Proceed up the hill for approximately half a mile and take the first turning on the left. Continue on this road until the cottages will be found on your right hand side.

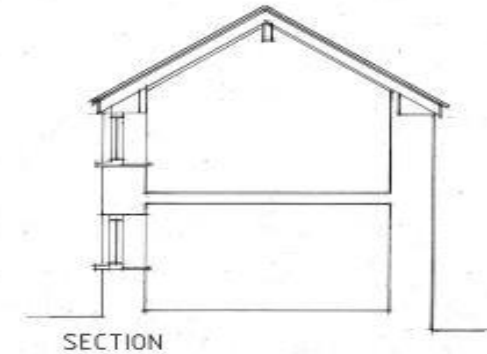




FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION



NO. 23/12/3 A

Nos.4&5, Tremadock Cottages, St. Neof, PL14 6NP
for Mr. J. Blake
Drawing As Proposed
Scale: 1:50
S.J. HISSON, M.C.I.A.T. CHARTERED ARCHITECTURAL TECHNICIAN 15, RUSSELL CLOSE, SALTASH, CORNWALL PL12 4LZ Tel. 01752 848249



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**St Austell**  
18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**  
17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

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