

Dobwalls

PL14 6JB

## BY PUBLIC AUCTION

- Auction Guide Price - £235,000 - £265,000
- For sale by Public Auction - 10th April 2025
- Three houses for refurbishment being sold as one lot
- A pair of semi-detached houses, and a detached house
- Viewings by appointment only





Tenure - Freehold

Council Tax Band - C, B & B

Floor Area - sq ft



#### DETAILS:

For sale by Public Auction and via Livestream on Thursday 5th June 2025 at 2pm at Digby Hall, Hound Street, Sherborne, Dorset DT9 3AA. Register to bid in the room, online, by telephone or by proxy via our website.

#### THE PROPERTY

Three houses (a pair being semi-detached and one detached) for updating/refurbishment. A rare and interesting redevelopment/investment opportunity.

#### SITUATION

Conveniently situated for major towns (Liskeard and Bodmin), the City of Plymouth and the beautiful East Cornwall coastline at Looe and Polperro

#### DIRECTIONS

What3words  
/// icebergs.campus.boxing

#### ACCOMMODATION

##### • New House

GF: Large lobby, utility/boiler room, WC, kitchen and sitting/living room. FF: Landing, two double bedrooms and bathroom.

##### • Stuart House

GF: Hallway, sitting/living room, kitchen, breakfast room and WC.  
FF: Landing, three bedrooms and bathroom

##### • Rosevallon

GF: Hallway, sitting room, living room and kitchen: FF: Landing, three bedrooms and a bathroom

• Each house has a substantial area of outside space, Stuart House and

Rosevallon having their own gardens and workshop/stores

• There are two garages and ample space for a number of

vehicles.

- The three houses need varying degrees of refurbishment/improvement.
- See Agent's Note below

#### SERVICES

Mains electricity, water and drainage.

Mobile Network Coverage : Likely outside and inside.

Broadband : Ultrafast available.

Source: Ofcom.org.uk

#### T E N U R E

Freehold

#### LOCAL AUTHORITY

Cornwall Council [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

New House and Rosevallon are Band B, Stuart House is Band C.

#### AGENT'S NOTE

Concrete Screening (aka Mundic) Assessments have been carried out

on Stuart House and Rosevallon and will be in the Auction Legal Pack.

Some samples from each house were found to be Class A but the majority were Unclassified and requiring Stage 2 testing to determine mortgage suitability

#### SOLICITORS

Earl and Crocker

Callington

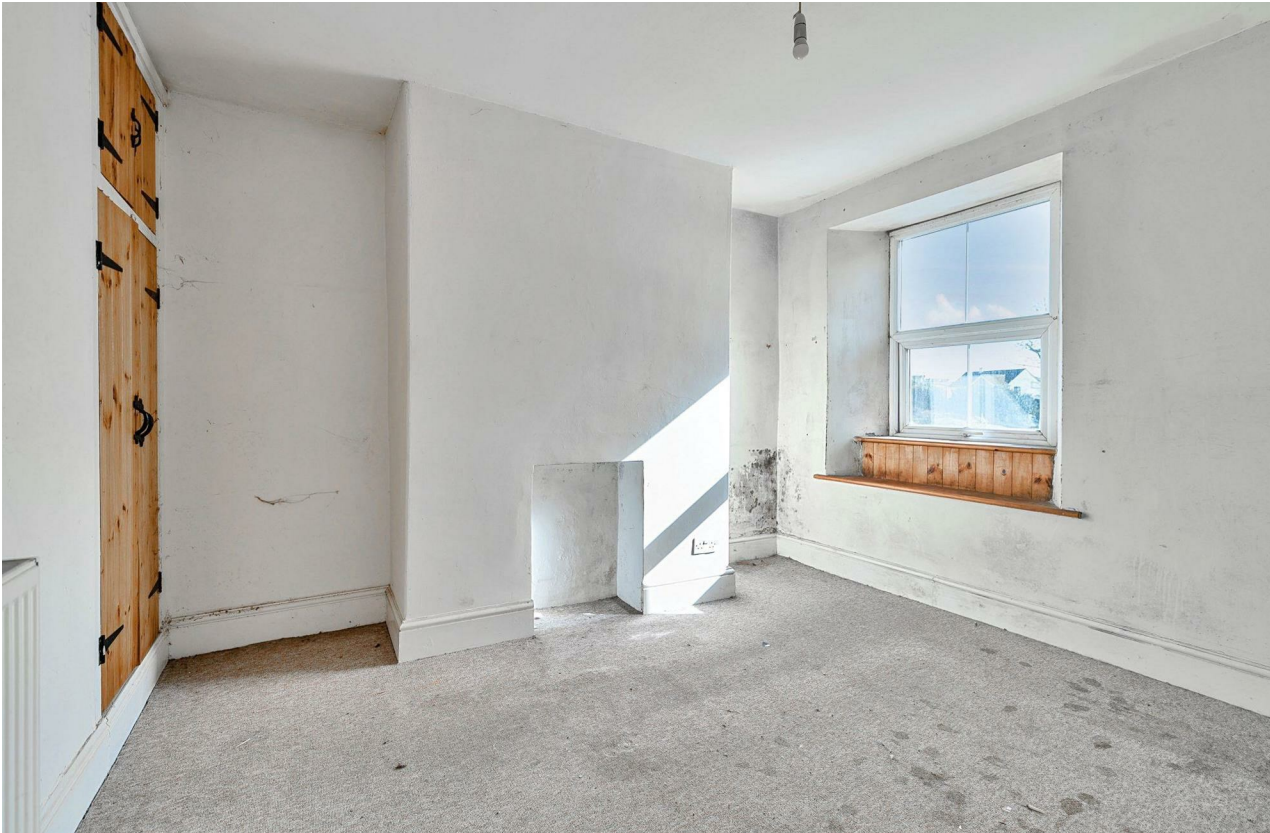
PL17 7AQ

01579 382030

[michele@earlandcrocker.co.uk](mailto:michele@earlandcrocker.co.uk)

#### VIEWINGS

Viewings by appointment only, full details from Millerson Estate Agents Launceston Office Tel: 01566 776055.



### AUCTION CONDITIONS OF SALE AND NOTES:

For full details please refer to the auction catalogue available online at [www.symondsandsampson.co.uk/property-auctions](http://www.symondsandsampson.co.uk/property-auctions)

### LEGAL AND INFORMATION PACK:

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

### Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,500 (£1,250 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract.

The charge will apply to lots bought prior to and post auction.

- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.







Dobwalls, PL14 6JB







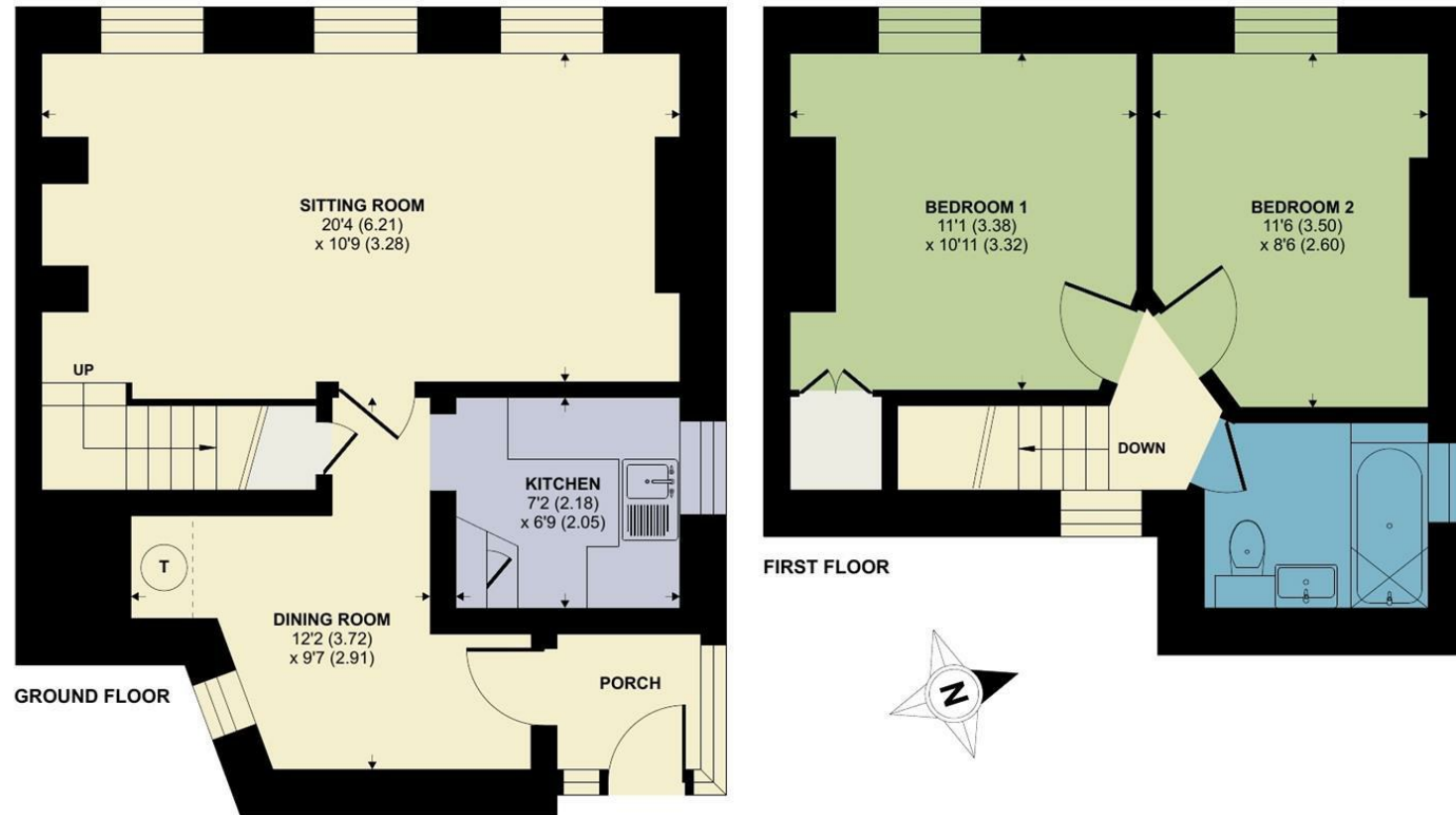




# New House, Dobwalls, Liskeard

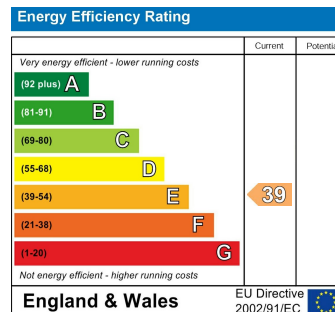
Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1254942

Symonds & Sampson



## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

## Contact Us

6a High Street

Launceston

Cornwall

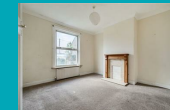
PL15 8ER

E: launceston@millerson.com

T: 01566 776055

www.millerson.com

Scan QR For Material Information



Scan me!

**Millerson**  
millerson.com