



56 Lostwood Road

56, Lostwood Road, St. Austell, Cornwall PL25 4JR



METHOD OF SALE

56 Lostwood Road is offered for sale by Online Traditional Auction (unless sold prior via Bamboo/Stags' auction conditions.) The auction end date is Wednesday 10th December 2025 at 5.30pm. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website – www.stags.co.uk.

SITUATION

56 Lostwood Road is centrally situated in St Austell being only about ¾ mile from the railway station and a mile from the centre of town.

DESCRIPTION

A pedestrian wrought iron gate opens to a wide entrance path and steps down to the property where there are concrete paths to the side and front of the house.

56 Lostwood Road presents an opportunity to purchase an attached property in a poor state of repair and warranting complete renovation and updating to create a family home. Given that the property is constructed as a "Cornish Unit" and the current condition of the property, it is considered that 56 Lostwood Road is unmortgageable.

On the ground floor is an Entrance Hall with stairs off to the first floor, a front Living Room, rear Dining Room with outlook over the garden and rear Kitchen (no units) – with side access door. On the first floor are three Bedrooms and a Shower Room – all off a Landing.

To the front of the house is a raised low maintenance garden with shrubs and flowers, to the side is a useful Storage Area and at the rear a well-proportioned level garden which is currently untended. At the end is a door to a footpath.

Within the garden is a block rendered and bitumen felt Garden Shed (no door or window) and an adjoining outside WC (no door).

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the railway station, drive up the hill and at the mini roundabout take the first left over the bridge. Pass the Library on the right-hand side and at the next roundabout take the first left towards Poltair School and drive up the hill. At the mini roundabout turn right and pass Poltair School on the left. Just after the entrance to Hillside Road on the left, turn right into Lostwood Road, after 100 yards turn right (unsignposted) and number 56 is on the left handside after about 60 yards. There is street parking outside.

TENURE AND POSSESSION

Freehold with vacant possession.

SERVICES

All mains services connected. Mains gas central heating. Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: EE variable indoors and EE, Three, Vodafone and O2 good outdoors (Ofcom).

PROOF OF IDENTITY

Under Money Laundering Regulations 2017, 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 AND 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 Proptech as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the 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

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 Proptech 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

Charles French Solicitors, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, St Austell, Cornwall, PL25 4EA. FAO: Ms Kathy Carr. Telephone: 01726 67660. Email: kathy.carr@charlesfrench.co.uk

COMPLETION DATE

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

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE

Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

ACCESS ONLINE AUCTION

Interested parties are invited to bid on www.stags.co.uk homepage. Click on "Auctions" and then "Online Property" and "Land Auctions" and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.

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.

Railway Station ¾ mile Town Centre 1 mile

For Sale by Online Public Auction,
a semi-detached Cornish Unit for
complete renovation and updating
with front and rear gardens.

- AUCTION GUIDE £75,000 TO £100,000
- Hall, 2 Reception Rooms
- Kitchen
- 3 Bedrooms & Shower Room
- For Complete Renovation
- Front & Rear Gardens
- Garden Shed & Outside WC
- Freehold. Council Tax Band B
- Public Auction Wednesday 10th December 2025
- End Bidding Time 5.30pm

Auction Guide
£87,500

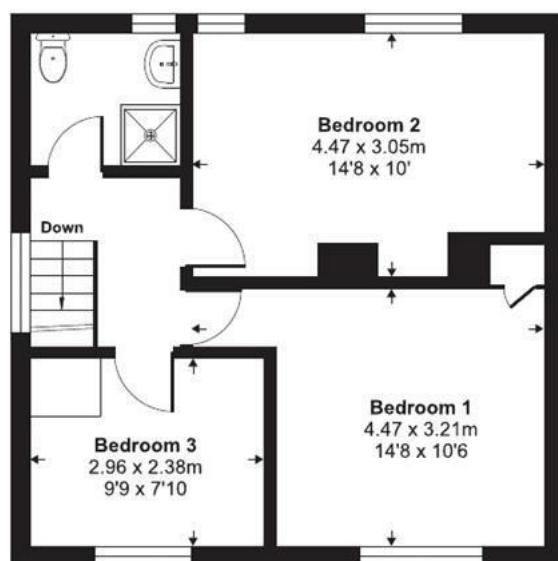
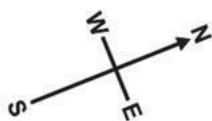


Approximate Area = 912 sq ft / 84.7 sq m

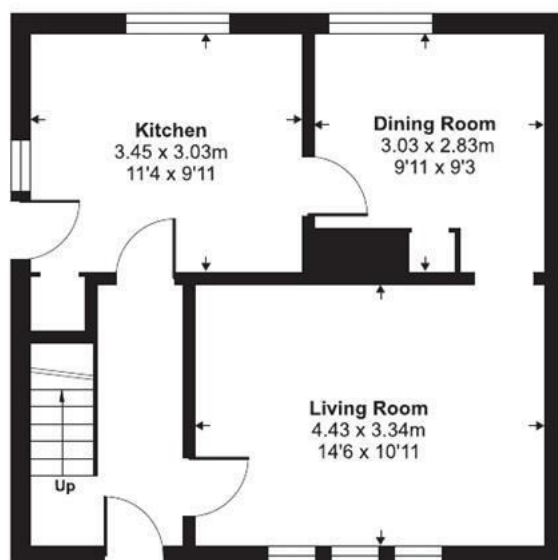
Outbuildings = 92 sq ft / 8.5 sq m

Total = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Stags. REF: 1359841

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	
Very energy efficient - lower running costs	Current
(92 plus) 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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