



Barn and Land , Botus Fleming, Saltash, PL12 6NJ

Barn Conversion Opportunity (STP) overlooking its own 6.08 acre, sloping meadow with generous stream frontage and far-reaching views

A388 - 1 mile, Saltash - 3 miles, Plymouth - 9 miles

• Barn with Class Q dwelling potential (STP) • Long Stream and Road Frontage • Adjoining 6.08 ac Meadow • Far-Reaching Views Over Rolling Cornish Countryside • Available Freehold • Auction Guide: £125,000 - £150,000 • Online Auction Wed 4th September 2024

Auction Guide £125,000

01752 223933 | plymouth@stags.co.uk



METHOD OF SALE

The property is to be offered for sale by Traditional Online Auction at 18:00 on 4th September 2024. (Unless sold Prior). The property will be sold subject to an undisclosed reserve and the vendor(s) reserve the right for the auctioneer to bid in the usual way on their behalf up to the reserve. 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.

SITUATION

Situated in attractive undulating Cornish countryside,, just outside the Area of Outstanding Natural Beauty, this land lies in a private, peaceful position just to the NE of Botus Fleming. It is a delightful rural hamlet conveniently close (3 miles) to the centre of Saltash. The City of Plymouth lies just across the Tamar Bridge. There are excellent road links just a mile from the land. Saltash has all the amenities to meet everyday needs, with an even wider range of amenities in the port city of Plymouth which is easily accessible with excellent transport links including Mainline rail links, cross channel ferries, and Exeter Airport is 52 miles away along the Devon expressway.

DESCRIPTION

A opportunity (STP) to build a wonderful home (Under the Permitted Development Class Q Regulations) overlooking its own land; a 6.08 acre, sloping, meadow with generous stream frontage. Far-reaching landscape views are enjoyed from the barn and most of the land. The barn is currently over 700 SQFT and of concrete block construction. With reasonable prospects' of obtaining consent for a conversion/replacement new-build dwelling, it is offered at a considerable discount to reflect that it doesn't currently have planning permission. There are two road-side accesses (one at the top of the hill and one at the bottom).

SERVICES

Mains water connected to the barn. Overhead electricity lines cross the property. Purchasers to satisfy themselves on the suitability for connection.

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. We are not aware of any such rights of way that affect the land.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction, or earlier by agreement.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that 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 FEE

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 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

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. We shall not be making it available for inspection at Stags offices Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

VENDOR'S SOLICITORS

Tony Cusack of GA solicitors, 25 Lockyer Street, Plymouth, Devon PL1 2QW. Tel: 01752203539 Email: tony.cusack@GAsolicitors.com

DEFINITION OF 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 guide figure.
- Guide prices may change at any time prior to the auction.

VIEWING

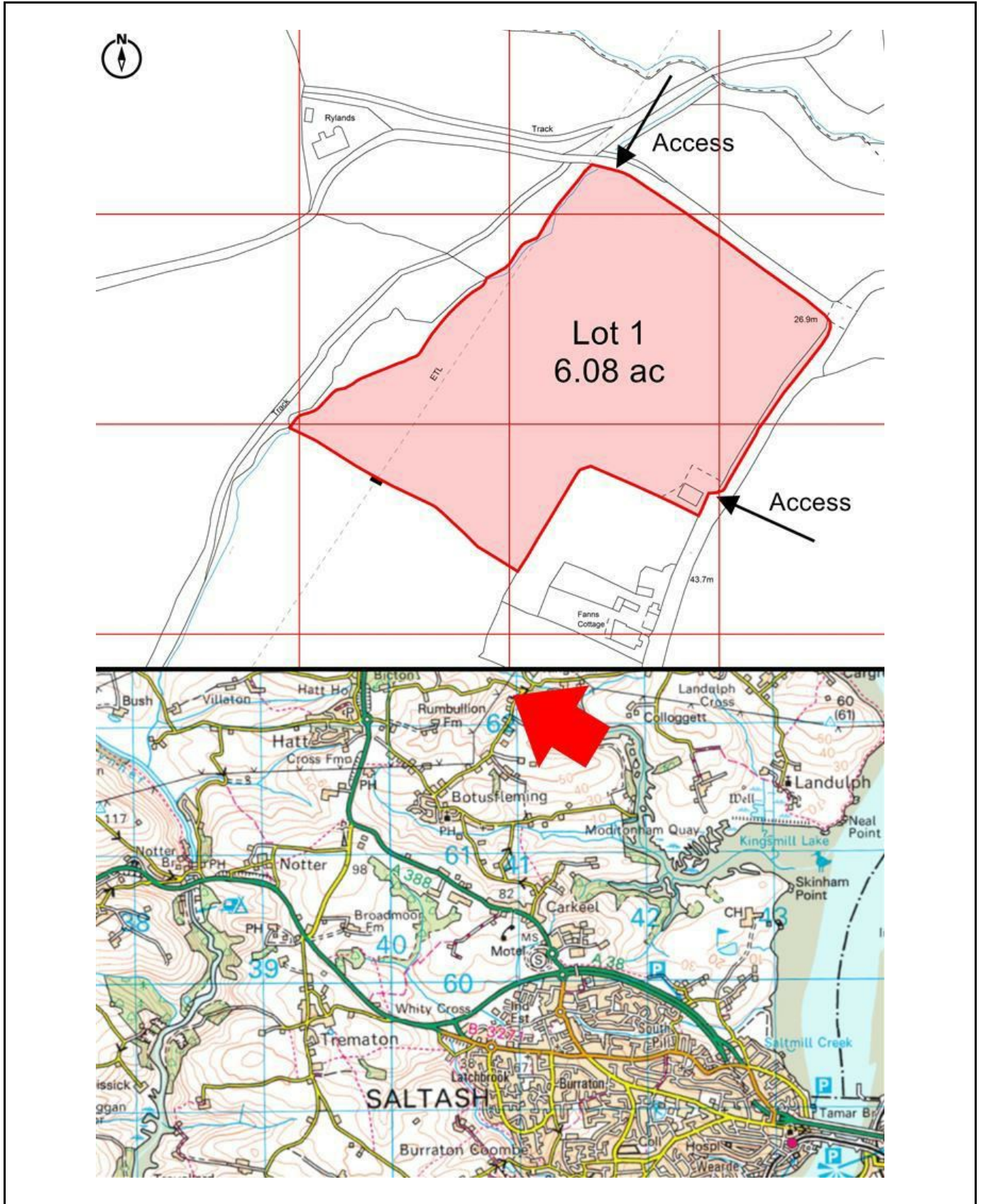
Strictly by prior appointment with the vendor's appointed Agents, Stags Plymouth Office on 01752 223933.

DIRECTIONS

What3Words: [///calculate.tricycle.piano](https://www.what3words.com/#!/calculate.tricycle.piano)

From the Carkeel roundabout, beside Saltash Waitrose head north on the A388 towards Callington, proceed over the adjacent roundabout before taking the first turning right. Follow this road this road for 0.9 of a mile to Botus Fleming, At the T junction turn left. Proceed for 0.2 of a mile and at the crossroads, turn right signposted towards Cargreen & Landulph. Continue for 0.6 of a mile and the land is on your left; marked by a Stags 'for sale' board, immediately before a turning on the left.





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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.