

Barn & Approx 1.2 Acres at Trespearne, Laneast, Launceston PL15 8QQ



For Sale by Online Public Auction
Closing date – Friday 30th August 2024

An exciting opportunity to purchase an existing agricultural building with Class Q permission for conversion to provide a spacious four bedroom dwelling. Set in approx. 1.2 acres of grounds in an elevated position with attractive views across an open valley.

Guide Price: £240,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

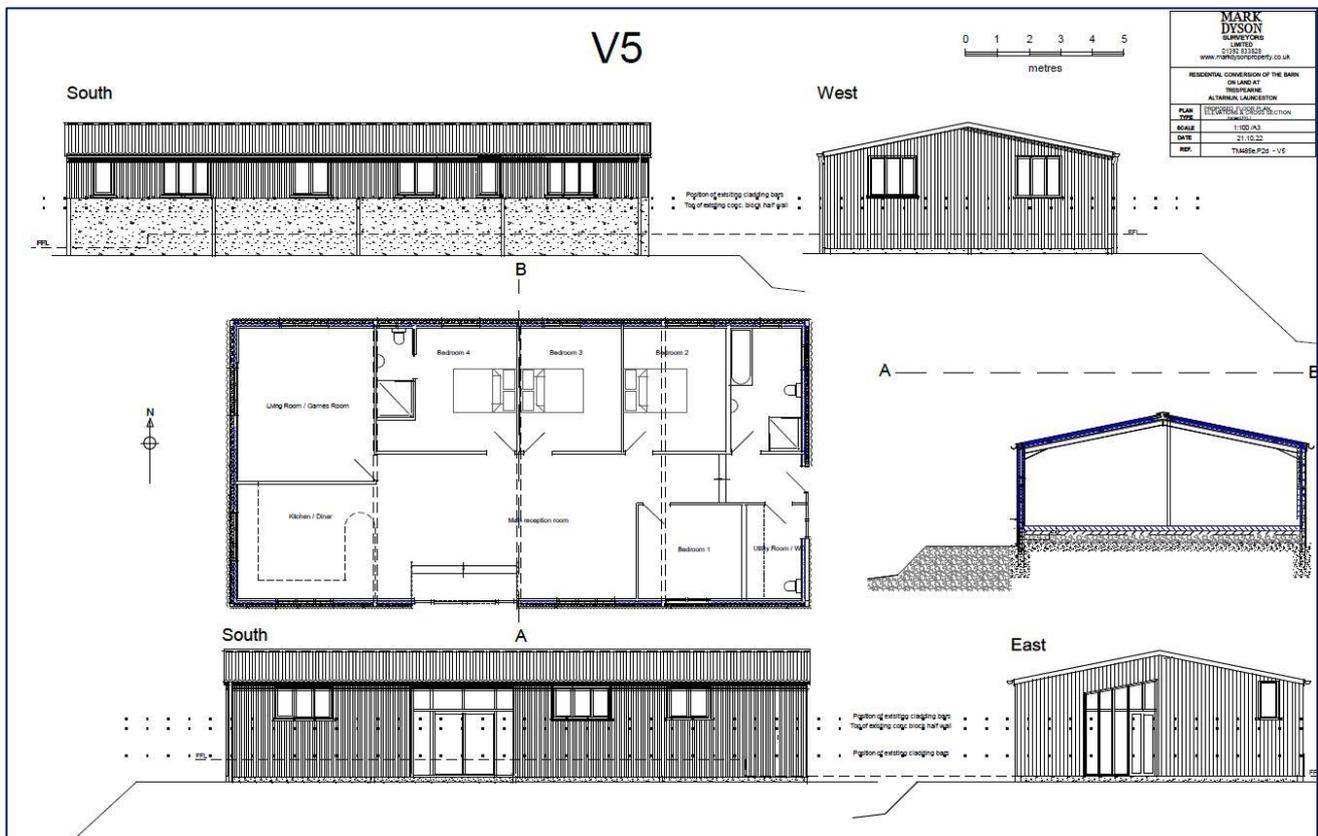
The barn at Trespearne occupies a quiet location between the hamlets of Laneast and Trewen and whilst set in a totally unspoilt and exceptionally quiet location, it is within easy reach of the A30 offering good access around and out of the county.

The nearest village is at Altarnun where there is a public house, County primary school, village hall and Parish church. The towns of Launceston and Bodmin are within 7 and 15 miles respectively, both offering a further range of facilities.

The Barn

The barn at Trespearne (18.3m x 9m) offers an opportunity to purchase a barn with Class Q permission (planning reference: PA23/00393) to provide a four bedroom dwelling and with a further outbuilding (6m x 4.6m) with potential for a garage or store shed (subject to consent).

To the rear of the barn is a large area with access from the roadway which would be suitable for the provision of parking for several vehicles, whilst at the front is a gently sloping paddock enjoying tremendous and far-reaching views across the valley.



Services: There are currently no services connected to the site, but electricity lines pass over the land. A quotation for connection has been obtained by the vendor by National Grid. The purchaser will need to install a borehole water supply.

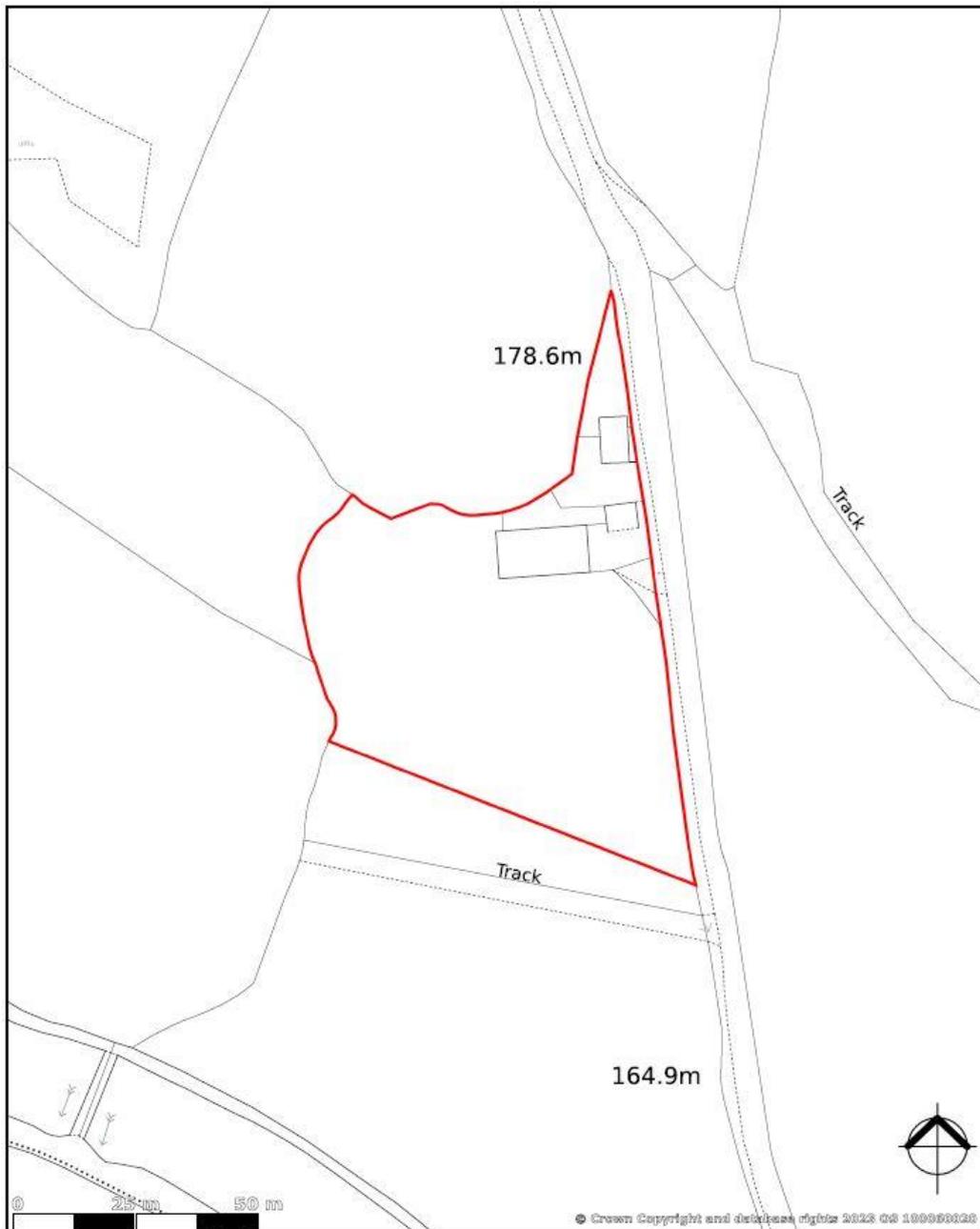
Wayleaves, Easements & Rights of Way: There are no rights of ways across the extent of the property being sold.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: Exit the A30 eastbound signposted A395 and turn immediately left to Hallworthy and Camelford. Continue along the A395 for approximately 2 miles before turning left at the crossroads signposted Trespearne. Continue along this road heading down into the valley, proceeding to pass through a cluster of dwellings and continue down the road. The entrance to the barn can be found on the right hand side shortly after the road bears to the right.

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GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: Stephens Scown LLP, Osprey House, Malpas Road, Truro, Cornwall TR1 1UT

FAO: Kate Theophilus **Tel:** 01872 265100 **Email:** k.theophilus@stephens-scown.co.uk

