

Two Parcels of Land Between Praze-an-Beeble and Leedstown



For Sale by Online Public Auction

Closing Date – Friday 6th September 2024 - Lot 1 at 4pm and Lot 2 at 5pm

A rare opportunity to purchase two handy size parcels of land, one with a useful building and both situated in attractive locations, between the villages of Praze-an-Beeble and Leedstown

Lot 1 – 6.07 acres of land at Clowance Wood – Guide Price: £75,000

Lot 2 – 3.06 acres of land at Horsedowns – Guide Price: £50,000

Lot 1 – 6.07 Acres of Land at Clowance Wood, Praze-an-Beeble, Camborne, Cornwall TR14 0NW

This block of land extends in area to **6.07 acres** or **2.46 hectares** or thereabouts and is comprised within a single level or gently sloping field with boundaries formed of Cornish stone and earth hedges. The gated access into the land in the southern boundary is off the minor Horsedowns road onto a stone hardstanding area.

The land is described as Grade III on the Land Classification Map for the area and whilst it is currently down to permanent pasture, is considered suitable for growing a wide variety of crops in this renowned 'early' and double cropping farming district.

Equally suitable for equestrian, horticultural and rewilding uses, the land has the benefit of a recently erected open fronted building with internal dimensions approximately 7.5m x 3.5m and built of wooden poles with timber cladding to the sides and rear and a steel box profile sheeted roof.

There is a concrete water trough in the south-eastern corner of the field close to the entrance. The vendor has arranged for South West Water to connect a metered mains water supply to the land.

Lot 1



Lot 2



Lot 2 – 3.06 Acres of Land at Horsedowns, Praze-an-Beeble, Camborne, Cornwall TR14 0NL

This parcel of land extends in area to **3.06 acres** or **1.24 hectares** or thereabouts and is comprised within a single level or gently sloping field with boundaries formed of Cornish stone and earth hedges.

The gated access into the land is off an unclassified stone lane which leads from the minor Horsedowns road. The land is described as Grade III on the Land Classification Map for the area and whilst it is currently down to permanent pasture, is considered suitable for growing a wide variety of crops in the renowned 'early' and double cropping farming district.

The land is equally suitable for equestrian, horticultural and re-wilding uses.

There is no water connected to this land.

Development Clause: Included in the contract for the sale of the land will be an Overage or Uplift Clause whereby, if planning permission for residential development is obtained on the land within 25 years, 25% of the uplift in value of the land resulting from the planning permission, over and above the market value of the land at that time without any permission, will be paid by the purchaser or their successors to the vendor or their successors. This clause will only apply to residential development and will not preclude the erection of farm buildings or stables etc.

Services: Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Wayleaves, Easements & Rights of Way: The sale of the land will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

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.

GENERAL CONDITIONS OF SALE

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

SPECIAL CONDITION OF SALE The buyers 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. A £1,200 inclusive of vat administration fee will be payable on purchase to the selling agent and will be invoiced to the buyer's solicitor for payment on completion.

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.

Vendor's Solicitors: Charles French Solicitors, Quayside House, Newham Road, Truro TR1 2DP

FAO: Ben Birkett **Tel:** 01872 250909 **Email:** ben.birkett@charlesfrench.co.uk



Situation

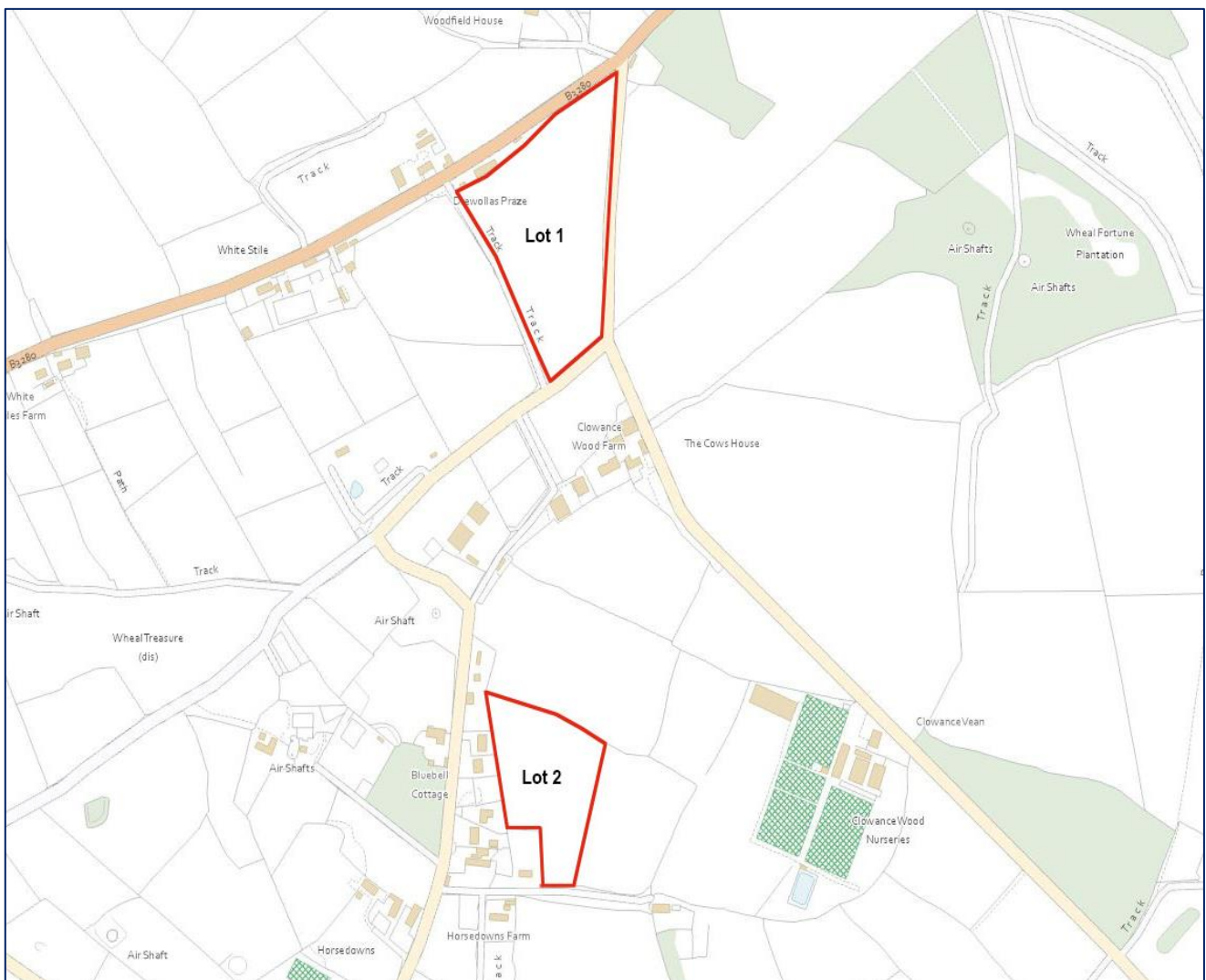
Both parcels of land are situated approximately mid-way between the villages of Praze-an-Beeble and Leedstown to the south of the historic Clowance Estate. The north coastal harbour town of Hayle is about 5½ miles away and Camborne is about 4 miles.

Viewings: By appointment with the selling agent Lodge & Thomas.

Directions:

Lot 1: From the centre of Praze-an-Beeble, take the B3280 road towards Leedstown and after approximately 1 mile, the land will be found on the left hand side with frontage to the B3280 road along its north-western boundary. To access the land turn left onto the minor road which fronts the eastern boundary to the land and then turn right where the gateway into the land will be found on the right hand side. [what3words///secret.october.hydratation](https://www.what3words.com/secret.october.hydratation)

Lot 2: Continue past the entrance gate into Lot 1 for a short distance and take the first left hand turning towards Horsedowns. Proceed past the right hand bend and after about 300 metres turn left immediately after the Horsedowns Institute building, into the private lane passing two properties on the left hand side, before reaching the gated entrance into the land indicated by a For Sale sign. [what3words///chucks.homeward.tailing](https://www.what3words.com/chucks.homeward.tailing)



Not to scale. For indicative purposes only.

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