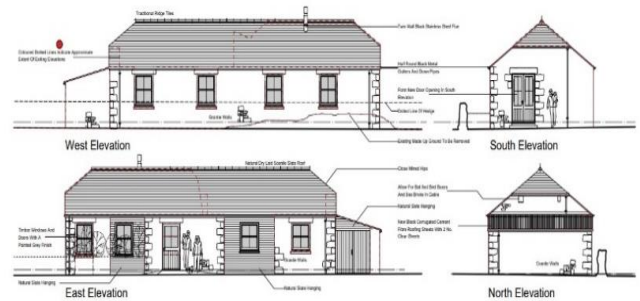
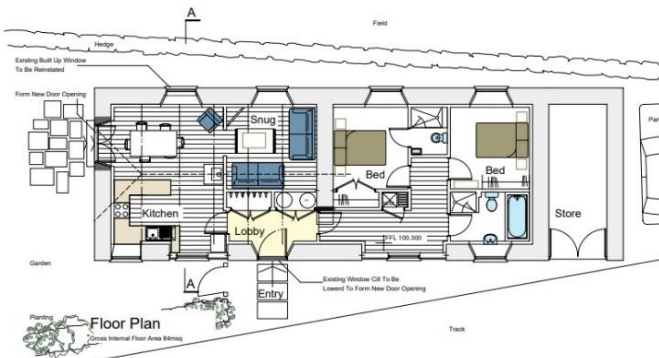


LODGE & THOMAS

ESTABLISHED 1892

The Old Sunday School, Crows-An-Wra, St Buryan, Penzance, TR19 6HZ



For Sale by Public Online Auction
Closing Date Friday 18th October 2024 12 Noon

Stone barn for conversion | Planning for two bedroom dwelling
Provisions for gardens and parking

A traditional barn situated off the highway with planning permission granted for a detached two bedroom single storey dwelling together with gardens and parking.

Auction Guide Price - £100,000 Freehold

01872 272722

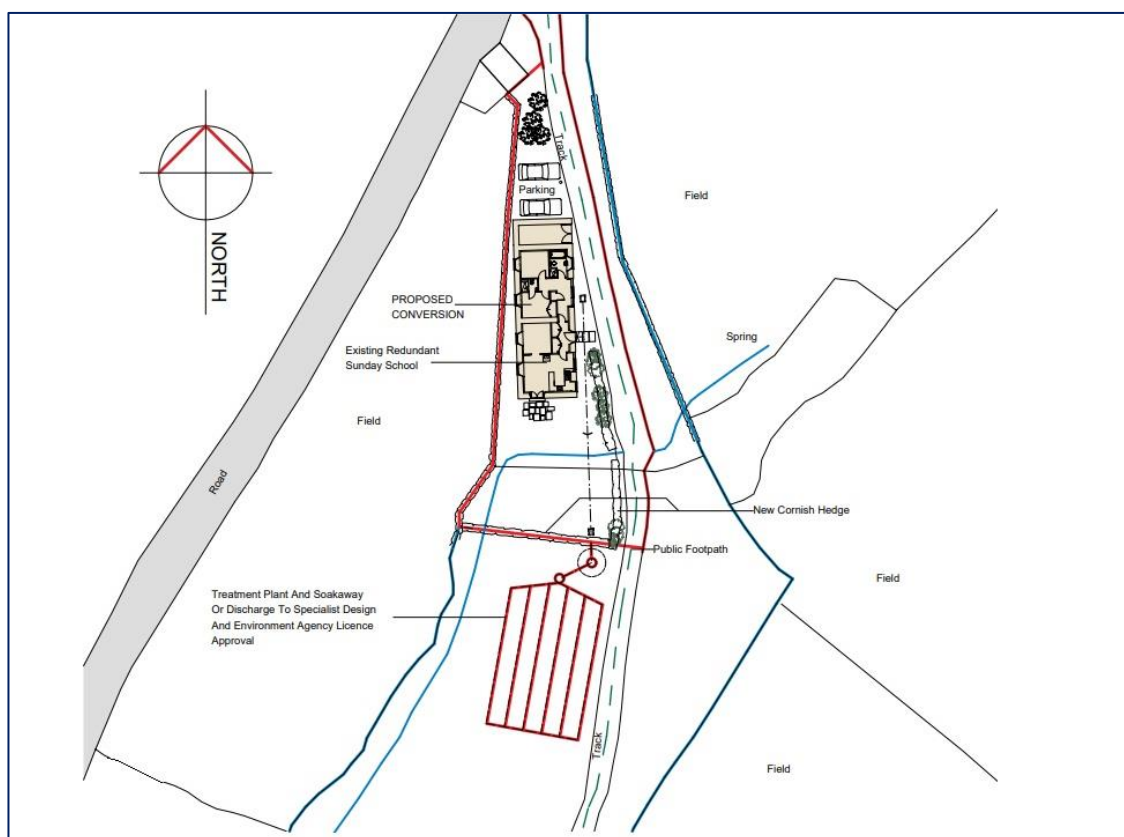
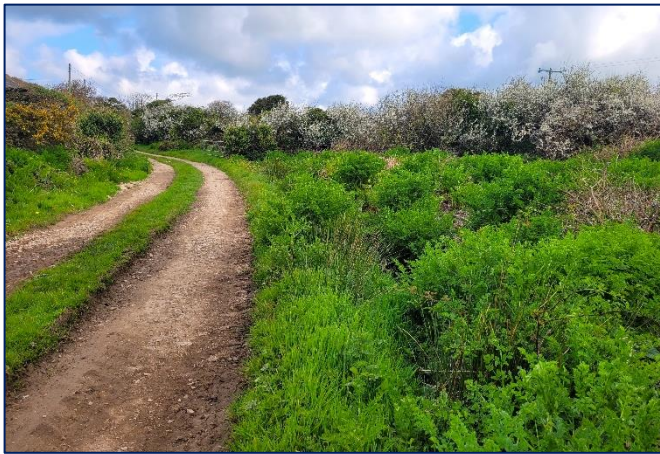
58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The Old Sunday School is a detached, single storey traditional stone and granite built barn which has been out of use for many years and which is sold with the benefit of detailed planning permission (PA23/06519 – granted 10th April 2024) for its conversion into a two bedroom dwelling. The proposed accommodation will comprise entrance lobby, open plan kitchen dining room, snug, two double bedrooms (the master with an en-suite shower room) and a bathroom. There are also provisions for a useful garden store attached to the dwelling as well as parking and gardens. The whole site extends to 0.6 acres or thereabouts.

NB There is an area of untreated Japanese Knotweed on the site, situated to the south-western end of the plot.



CIL The conversion is thought to be exempt of a CIL charge because of its size.

Services: None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. As previously mentioned, a public footpath runs along the farm lane which passes through the property. The location of the footpath is shown on the site plan.

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 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.

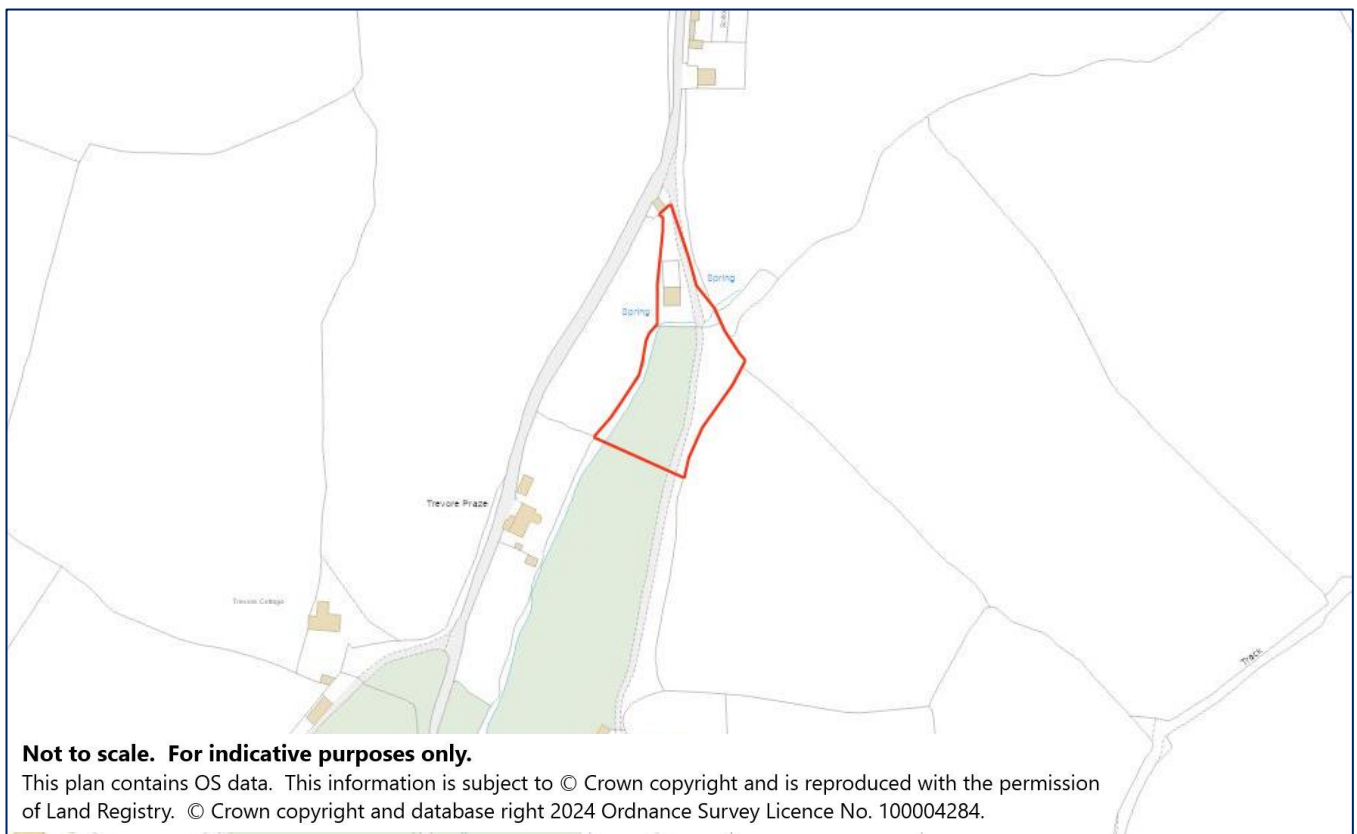
ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and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

Solicitors: Stephen Scown LLP, Osprey House, Malpas Road, Truro, Cornwall TR1 1UT
Tel: 01872 265100

Situation

Crows-An-Wra is a small hamlet situated part way between Penzance and Sennen. At Sennen are every day facilities including a primary school and convenience store whilst at Penzance is a whole range of amenities and retailers as well as secondary schooling and a regular train service to London (Paddington). The beaches at Sennen Cove and the world famous landmark of Land's End are all within a few minutes' drive.

The Old Sunday School is situated off a minor road only a short distance from the main A30 and is accessed via a farm lane (also a public footpath) over which three neighbours have the benefit of a vehicular right of way. The section of the lane from the highway to the southern boundary of the property will be owned by The Old Sunday School with the aforementioned rights of way granted across it.



Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Proceeding along the A30 westbound towards Land's End, enter the hamlet of Crows-An-Wra and at the cross roads turn left signposted Rissick. Follow this road, and as it slightly bears to the right, follow the farm track to the left. The barn will be found on the right hand side after a short distance.

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