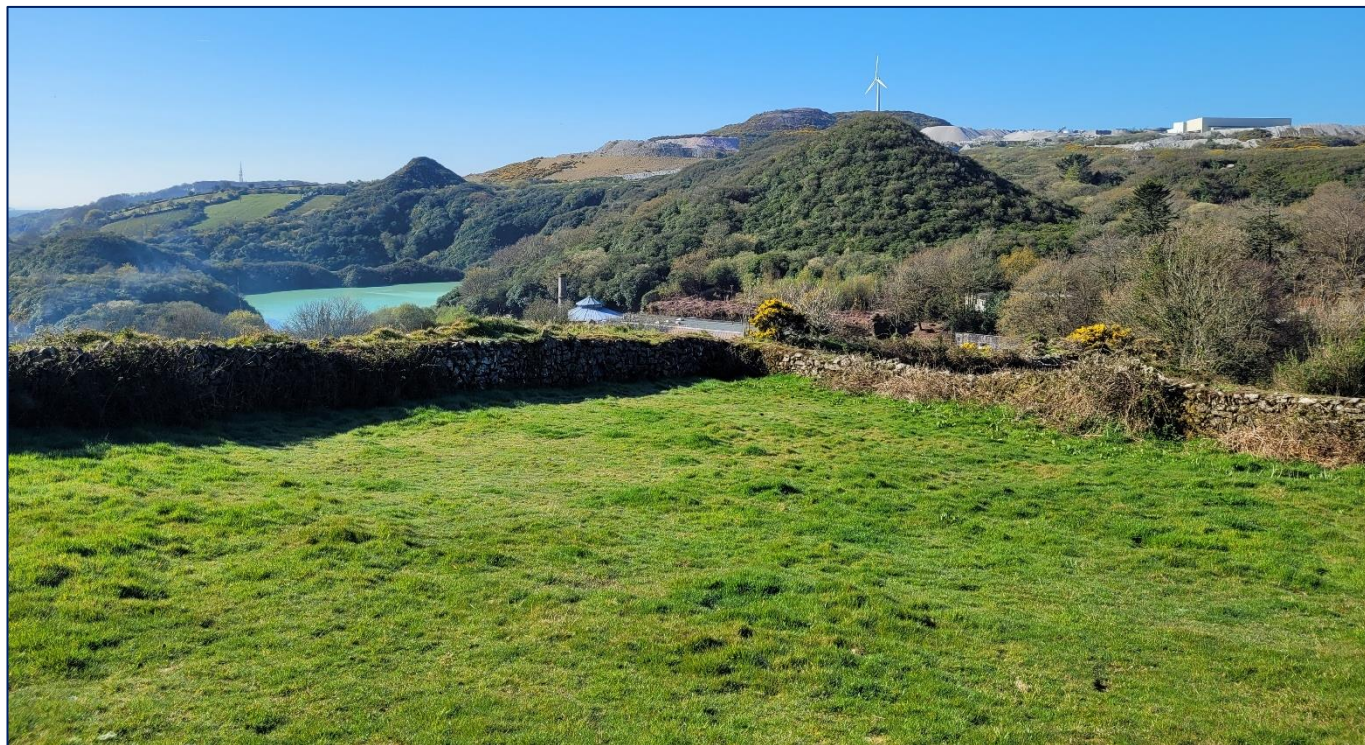


3 Acres of Land, Carthew, St Austell, PL26 8XG



For Sale by Public Online Auction
Closing Date Friday 16th May 2025 at 12 Noon

Three acres of pasture land divided neatly into five enclosures together with a stone building and a metal shelter. Fantastic position on the edge of the Clay Trails offering miles of off-road riding and walking opportunities on the doorstep. Enjoying an elevated situation overlooking the wooded valley.

Auction Guide Price: £40,000 Freehold

01872 272722

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

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises five fairly equally sized enclosures, most of which are sloping, totaling 3.00 acres or thereabouts. The enclosures are in grass and most have beautiful stone walled boundaries, with the remainder having live growth hedges.

The land is set alongside but elevated from the B3274 Stenalees to St Austell road and immediately west of a public footpath from which the land is accessed via three gateways. In the immediate vicinity and directly adjoining the adjacent footpath are the Clay Trails, offering miles of off-road walking, riding and cycling opportunities right on the doorstep.

Set at the centre of the land is a stone building and a metal store/shelter, both in need of some repair but nonetheless offering potential for reinstatement or for other uses (subject to planning consent).

Being elevated the land enjoys far reaching views over the wooded surroundings and including the Sky Spur and the water-filled clay pits.



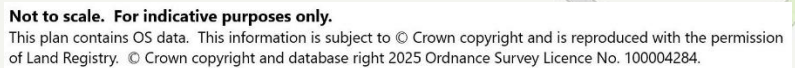
Services

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. No public rights of way cross the land being offered for sale.

The land is ideally positioned for those looking for grazing land for horses, owing to its proximity to the multi-use Clay Trails, but is equally suited to those looking for amenity land. Carthew is a small village on the outskirts of St Austell town which is home to the Wheal Martyn Clay Works museum. St Austell town centre is within just 2 miles and is a large and bustling market town with a mainline railway link to London (Paddington). The town provides a wide range of every day amenities and facilities including primary and secondary schooling, a high street with national retailers and independent stores, numerous eateries, supermarkets and St Austell is of course home to the famous Eden Project.



Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Proceeding out of St Austell in a northerly direction along the B3274, continue through Trethowel and Ruddlemoor. After passing the Wheal Martyn Clay Works museum on the left hand side, follow the road as it bears right and then the footpath access to the land can be found on the right hand side, almost immediately opposite the bridge on the left. Continue up the footpath and the first entrance gate into the land will be located on the right hand side after a very short distance. We advise interested parties to proceed to the land on foot for viewing purposes.

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.

Solicitor: Paula Dunkley - Charles French Solicitors, Quayside House, Newham, Truro, TR1 2DP
Tel: 01872 263813