

1.05 Acres of Land, Greenwith Road, Perranwell Station, Truro, TR3 7LX



For Sale by Public Online Auction
Closing Date -12 noon Friday 4th July 2025

*A wonderful south-facing meadow together with open fronted outbuilding, store and copse.
Quiet, traffic free location on the outskirts of the village and with immediate access onto a
plethora of multi-use trails and tracks.*

Guide Price: £30,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a single, gently sloping enclosure of pasture together with a small copse which enjoys total privacy, tranquility and far reaching views over rolling countryside. In our clients' ownership for over 30 years the land has been used for hobby farming, horse grazing and as an amenity space but it is equally suited to growing vegetables, vines and the like.

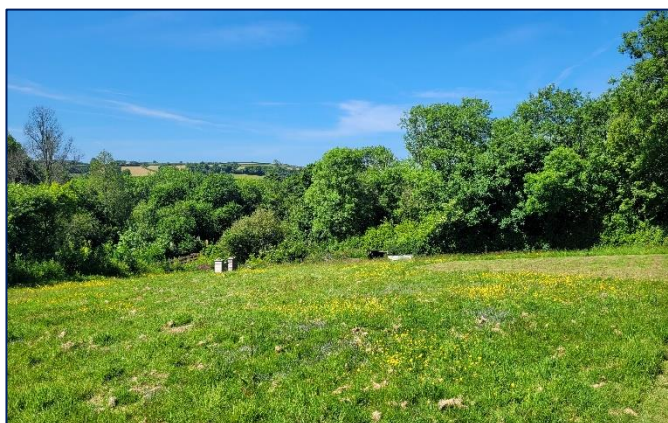
Adjacent to the meadow is a small copse of trees which sees a blanket of bluebells adorn the ground during the spring months.

The northern and western boundaries are in live growth hedging whilst there is a post and rail fence separating the land from its neighbour on the eastern side and the southern fence is provided and maintained by the trainline (Falmouth branch line only).

Outbuilding

Set within the land is an outbuilding (28'4" x 19' / 8.64m x 5.8m) comprising an open-fronted tractor shed and store with double vehicular doors, all set on a concrete base and with potential for other uses such as stables (subject to consent). A cold water tap is set within the outbuilding frontage.

N.B. The beehives and machinery pictured are not included in the sale.



Services

Mains water. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

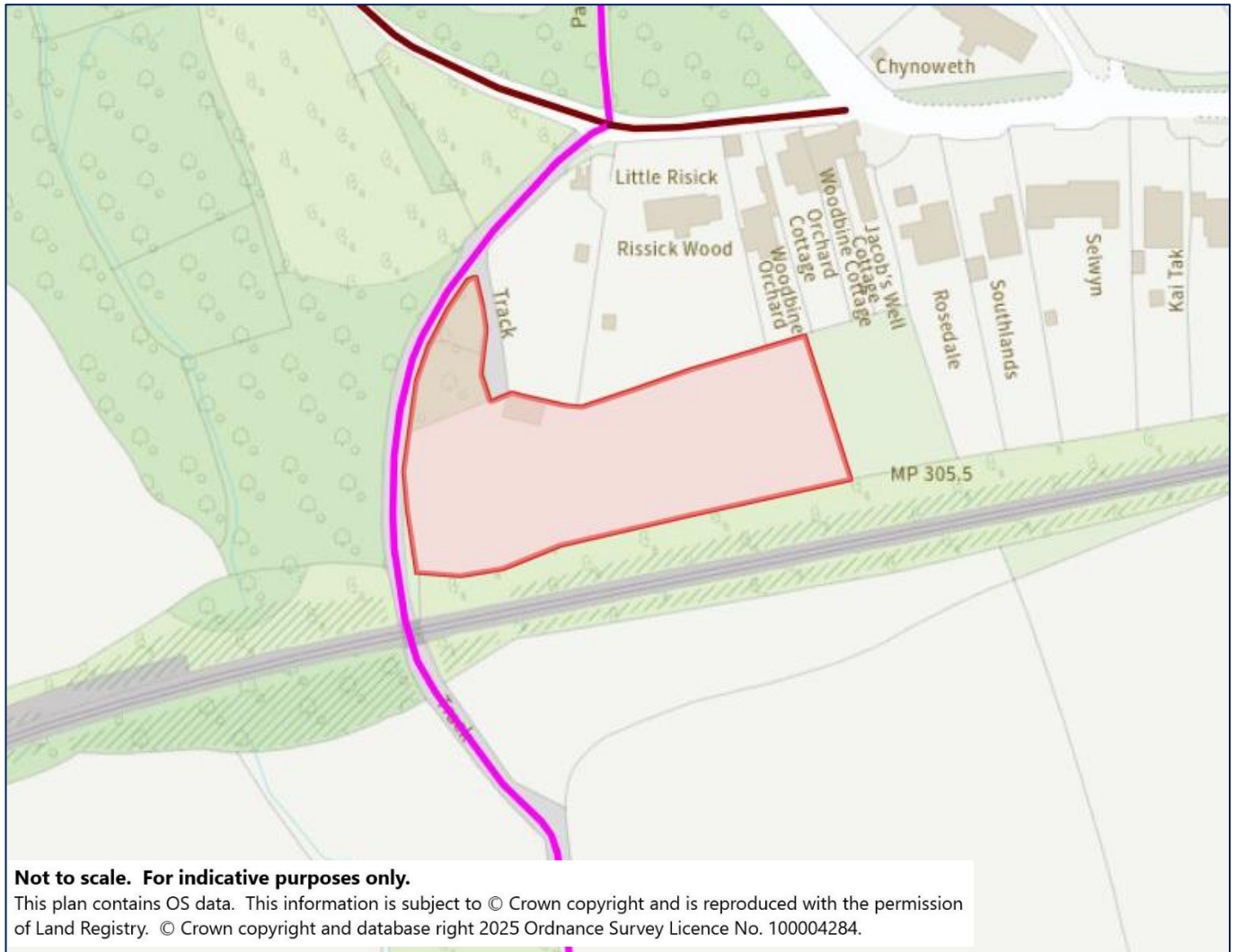
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the land being sold.

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.

Location

The land is accessed from a public footpath (passable in a vehicle) to the north on the very outskirts of Perranwell and so enjoys a particularly private and quiet setting. Perranwell is a popular village located part way between Truro and Falmouth and is much sought after because of its easy access onto many public rights of way and multi-use trails offering miles of walking, cycling and riding opportunities in the immediate vicinity.



Viewing

STRICTLY RESTRICTED TO:

Wednesday 18th June 2025 10am – 11am, Tuesday 24th June 2025 3:30pm – 4:30pm, Friday 27th June 2025 10am – 1am and Tuesday 1st July 2025 12 noon – 1pm.

Interested parties may come along without an appointment during these times, no other access dates and times will be permitted. Viewing times are likely to be busy and so we request that all interested parties park nearby and proceed to the land along the footpath on foot in the first instance.

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

Directions

From the centre of Perranwell proceed in an easterly direction along Greenwith Road and where the road bears right, turn left into the public byway (immediately after the bollards). Continue along the byway for a short distance before turning left and heading downhill along the footpath. The entrance gate into the land will be found after approximately 50m on the left hand side. [what3words///aviation.drivers.sheds](https://www.what3words.com/aviation.drivers.sheds)

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: TLS Solicitors, 19 St Michaels Road, Newquay
FAO: Matthew Traynor Tel: 01637 800300