

LODGE & THOMAS

ESTABLISHED 1892

Ponsanooth Methodist Church, Chapel Hill, Ponsanooth, Truro, Cornwall TR3 7ET



For Sale by Public Online Auction
Ending Wednesday 10th December 2025 at 2pm

An attractive detached Grade II* Listed Methodist church dated 1843 in the village of Ponsanooth with potential for alternative uses subject to planning.

Guide Price: £95,000 - £105,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

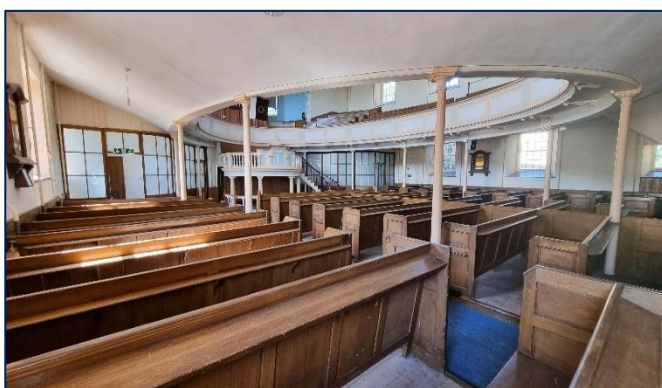
A Grade II* listed Methodist Church with pews and organ in situ of fine architectural merit of stone and granite elevations under interlocking tiled roof with a latter-day Sunday school erected to the rear.

The accommodation comprises (all dimensions approximate):

Sunday School Room (8m x 3.63m) with built-in store cupboard, door to exit; L-shaped galley style **Kitchenette** (5.64m x 1.34m) with a range of floor units, stainless steel sink unit and drainer; stairwell down to **Hallway**; **WC** (2.21m x 1.55m) wc, wall mounted wash hand basin, grab rails, electric hand dryer; **Boiler Room** (2.95m x 2.04m) oil-fired boiler with associated pipe work and pump.

Main Church (15.3m x 13.41m) two double rows and two single rows of pews with doors to the rear, pulpit above, two **Vestries** to corner with room to rear of pulpit (3.46m x 1.67m); **Entrance Hallway** (13.47m x 1.47m) double door to front, stairs to each end to gallery above.

First Floor – Ornate horseshoe Gallery with tier seating on three sides; **Organ Area** (7.2m x 4.3m) half circular curved wall with domed ceiling above.



Outside

Pathway to side, steps and railings to the front of the church.

75 yards past the church, part of the current churchyard to be included within the sale offering an area of outside space. **Agents Note:** The church will retain a right of way to the church yard, from the entrance gates to the steps leading up to the graves as marked highlighted yellow on the site plan.



Planning: Planning for existing use. Alternative uses subject to planning and listed building consent.

EPC: N/A **Council Tax Band:** N/A

Services: Mains electric, water and drainage and oil-fired heating are connected to the property. None of these services have been tested and therefore no guarantees can be given.

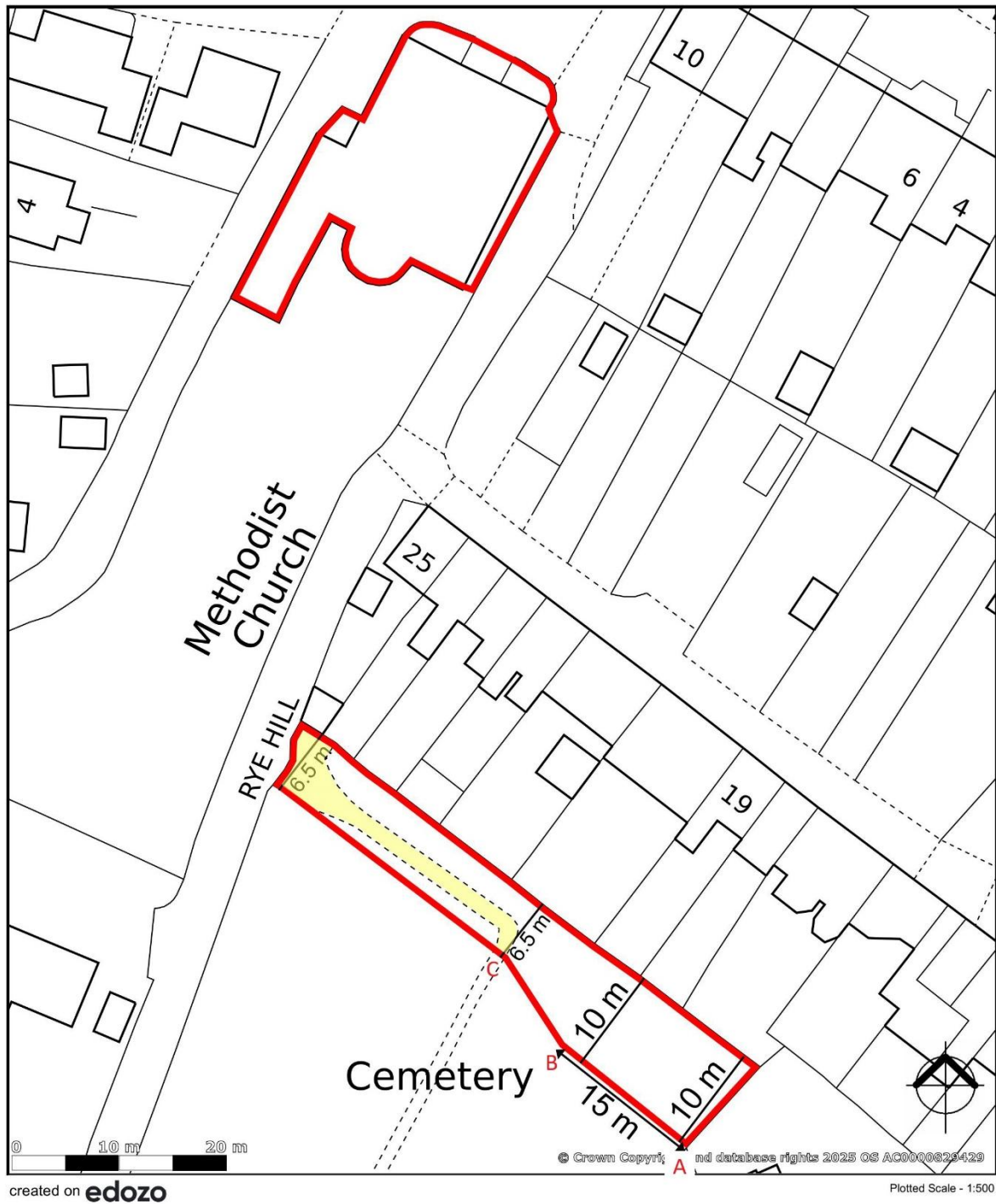
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Viewing: Strictly by appointment with the auctioneers Lodge & Thomas
Tel: 01872 272722 Email: sales@lodgeandthomas.co.uk

Directions - what3words///offices.shame.wardrobe

Ponsanooth Methodist Church, Chapel Hill, Ponsanooth, Truro, TR3 7ET



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 costs detailed within the special conditions of sale. Please refer to auction pack for further details.

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 at the end of the auction, which is debited from your bank card used in the 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: Sintons LLP, The Cube, Barrett Lane, Newcastle Upon Tyne, NE4 6DB

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