



Land at Looe Mills , Looe Mills, Liskeard, PL14 4LD

A rare opportunity to acquire a charming parcel of woodland bordering the East Looe River.

Liskeard 2.5 miles - Looe 11.8 miles

• Auction Guide: £25,000 - £35,000 • For Sale by Online Auction • Approximately 0.93 acres • Mixed woodland and open amenity space • Frontage onto the scenic East Looe River • Attractive wildlife pond • Ideal for leisure, conservation or nature enjoyment • Freehold

Auction Range £25,000 - £35,000

01566 774999 | launceston@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The Auction end date is Tuesday 27th May 2025 at 5:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website stags.co.uk on the Auctions page.

SITUATION

Tucked away in a quiet rural valley, the land is positioned just a short distance from the historic market town of Liskeard, which offers a comprehensive range of facilities including shops, schools, healthcare and a mainline railway station providing direct access to Plymouth and beyond via the A38 corridor.

Access to the land is via a byway that runs alongside the eastern boundary, linking to parish roads at either end and offering ease of approach while maintaining a sense of seclusion.

DESCRIPTION

Extending to around 0.93 acres, this peaceful piece of land combines established woodland, cleared open spaces and a wildlife pond. The site offers an ideal haven for a variety of flora and fauna and presents a wonderful opportunity for those seeking a peaceful natural retreat.

The land enjoys direct frontage onto the East Looe River, where access to the water can be gained. Whether for quiet enjoyment, conservation pursuits or amenity use, this unique parcel offers versatility in an beautiful setting.

SERVICES

We are not aware of any services being available on the land. Purchasers must satisfy themselves on this point. Broadband availability: Standard ADSL, Mobile Signal Coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Flood Risk: High Risk

DIRECTIONS

What3words.com: [///innocence.genius.musical](https://www.what3words.com/innocence.genius.musical)

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc. VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.



DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

FAO: George Beckett at Thompson & Jackson, Hyder House, 680 Budshead Road, Plymouth, PL6 5XR. Tel: 01752 665037.

COMPLETION DATE

The completion date will be 20 BUSINESS DAYS from the date of the auction or earlier by agreement as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.