



Land Opposite West Frogwell Farm Frogwell Road,
Callington, PL17 7HN

Just over 7.5 acres of pasture land with road access, countryside views and a southerly aspect.

Callington 1.4 miles - Liskeard 7.5 miles - Plymouth 16.3 miles

• Auction Guide: £60,000 - £80,000 • For Sale by Online Auction • Pasture land • Approximately 7.5 acres • Quiet Rural Position • Attractive Countryside Views • Road Access • Freehold

Auction Guide £60,000 - £80,000

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The Auction end date is Thursday 29th 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

Located just beyond the hamlet of Frogwell, the land lies approximately 1.4 miles west of Callington in East Cornwall. The A390 at Newbridge is only a short distance away, offering easy access to both Callington and Liskeard, as well as onward connections to Plymouth and the wider region.

DESCRIPTION

Extending to approximately 7.5 acres, this attractive parcel of pasture land enjoys a peaceful rural setting and benefits from a southerly aspect with far-reaching views over the surrounding countryside and woodland.

The land has direct road access and is gently sloping, with mature tree-lined hedgerows and woodland boundaries with some stock fencing.

A public footpath crosses the land, which is divided into two distinct areas, the lower-lying ground offers good shelter for stock and there is a more level area at the top providing convenient access from the road.

SERVICES

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

DIRECTIONS

What3words.com: [///acrobats.stormed.palms](https://www.what3words.com////acrobats.stormed.palms)

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: Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375.

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.





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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.