



Land Adjacent to Hapers Meadow , Lewannick, Launceston,
PL15 7FD

A single parcel of approximately 1.35 acres,
adjoining existing settlement.

Village Centre 0.3 miles - Launceston 5.6 miles - Plymouth 24 miles

• For Sale by Online Auction • Auction end Date - 19/11/25 at 4:30pm • Auction Guide £50,000 • Potential development opportunity Subject to Planning • Adjoining existing settlement • Approximately 1.35 acres (Freehold) • PLEASE NOTE: vehicular access is available subject to the satisfaction of certain conditions • PLEASE NOTE: the land is subject to an Overage Clause and Restrictive Covenants

Auction Guide £50,000

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 Wednesday 19th November at 4:30pm. 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 Auction Page.

DESCRIPTION

The land extends to approximately 1.35 acres and is well-populated with a mature planting of trees and shrubs. The land is located in a strategic position adjoining the residential development on Hapers Meadow.

The property is situated at the southern end of Lewannick and is within level walking distance of the village amenities, including the Post Office/general stores, village hall, well respected primary school and popular village pub, The Archer Arms. The A30 trunk road is less than a mile from the property and links to the former market town of Launceston where there is a wider range of shopping facilities. The city port of Plymouth is approximately 27 miles from the property with an excellent range of shopping facilities and services, whilst the rugged coast of North Cornwall is approximately 18 miles away.

ACCESS AND SERVICES

Vehicular access rights are retained over Hapers Meadow, subject to conditions including a requirement to provide alternative parking spaces for the users of the existing parking spaces in front of the access to the property. There are currently no services connected to the property. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: voice and data variable (Ofcom).

Interested parties should rely upon their own investigation and enquiries with the highways authority and relevant utilities providers, and refer to the Legal Pack for further details.

OWNERSHIP AND LEGAL TITLE

Freehold and is available with vacant possession on completion. The property is registered with HM Land Registry under the registered title number CL273275. The sale of the property is subject to all wayleaves, restrictive covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material, further details of which can be found in the Legal Pack. In particular, the land is subject to a restrictive covenant which prevents the land from being used for anything other than residential development.

OVERAGE

Please note that the land is subject to an Overage condition which we understand is triggered if a planning permission is obtained. Please refer to the Legal Pack for further details.

PROOF OF IDENTITY

Under 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 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 no later than 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 Conor Phillips - Nalders LLP, Cannis House, Chapmans Way, St Austell, PL25 4QU. Tel: 01726 879333.

COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE & 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 provisions 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.

VIEWINGS

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

DIRECTIONS

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AGENTS NOTE

Please note the owners have not elected to tax the property for VAT purposes.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose. The plan included with these sale particulars for identification purposes only.



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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.