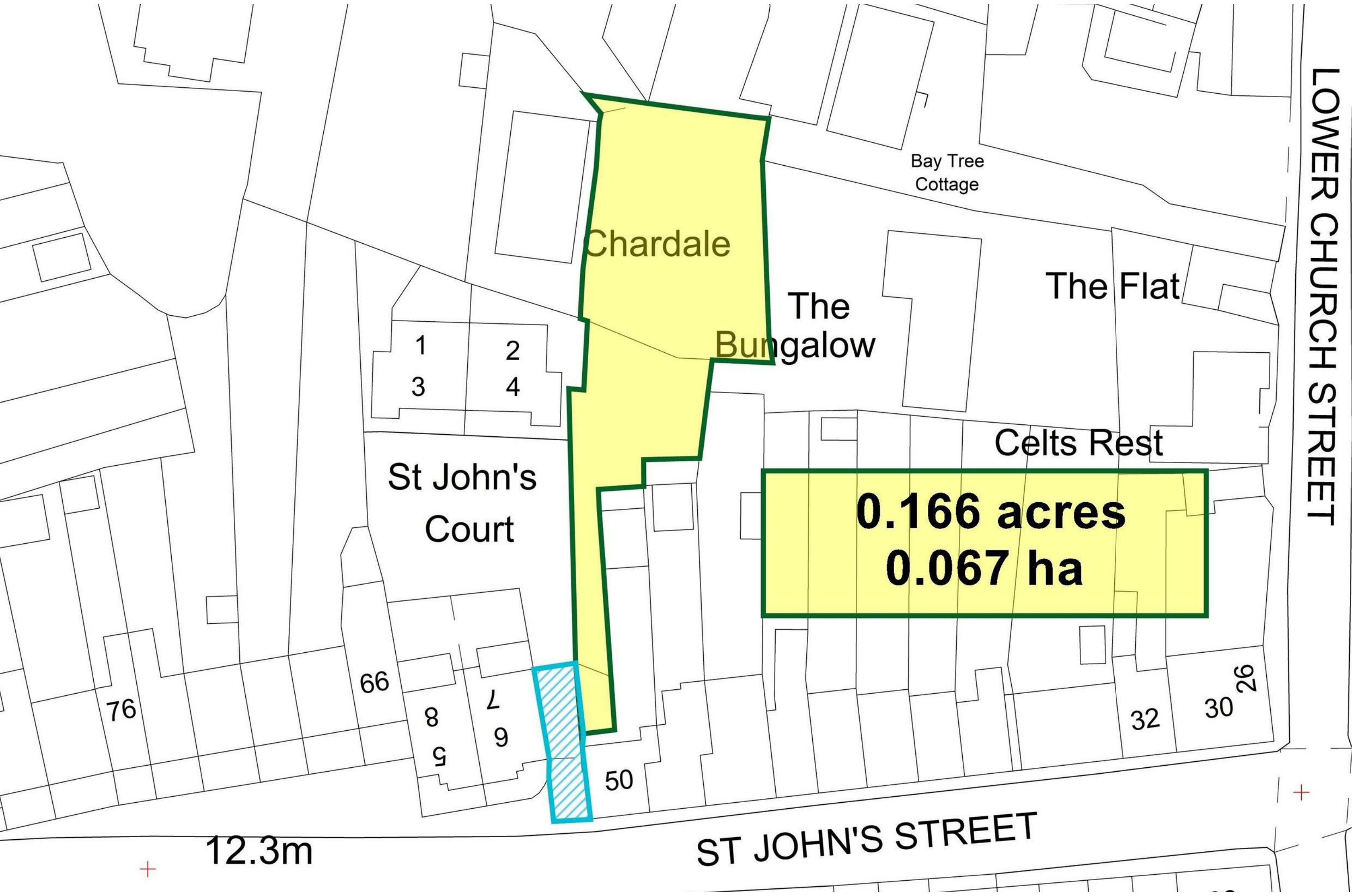
MATHER
PARTNERSHIP



Land to the North of 50, St. Johns Street, Hayle, TR27 4LN
By auction £15,000

For sale by Public Auction and via Livestream on Friday 14th November 2025 at 2pm at Digby Hall, Hound Street, Sherborne DT9 3AB. Register to bid in the room, online, by telephone or by proxy via Symonds & Sampson website.

Approximately a sixth of an acre of land with potential for a variety of uses, STRC. 0.166 acre (0.067 ha).

Guide Price - £15,000

The Land
An interesting sixth of an acre with potential for a variety of uses (STRC). 0.166 acre (0.067 ha).

Location
A tucked away residential setting.

Auction Notes
Prospective buyers are strongly advised to take note of the advice and information given in these important notes. IMPORTANT NOTICE - Symonds & Sampson LLP and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements, or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary Planning, Building Regulation or other consents, and Symonds & Sampson LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. This catalogue contains details about properties being sold at auction. The vendors reserve the right to sell their properties prior to auction and these details can be subject to change up to and including the day of the auction. Please check our website regularly at: www.symondsandsampson.co.uk and look out for any additional materials available on the day of the auction, in order to ensure you have all the up to date information.
Plans and Measurements - All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans. They are there to assist buyers in identifying the lots offered and not guaranteed to be to scale or to indicate the full extent of the property being offered. Buyers are advised to view the Special Conditions and full legal documentation in respect of the precise interest to be sold. Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.
VAT - Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to the auction from the seller's solicitors.
Tenure - Freehold and vacant possession will be given on completion unless otherwise stated.
The Guide Price is an indication of the seller's current minimum acceptable price at auction. It is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. A guide price is different to a reserve price (see below). Both the guide
price and the reserve price can be subject to change up to and including the day of the auction.
The Reserve Price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.
Purchaser's Administration Fee
The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of £1,500 (including VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction. In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.
Viewings
Should you wish to inspect a lot please arrange for an appointment with the Auctioneers. Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or missing floorboards. It may, in some cases, be advisable to bring a torch as electricity is not serviceable for safety reasons. We do not guarantee to attend viewings where appointments have not been confirmed.
Professional Advice - We strongly recommend that all prospective buyers take independent legal and where appropriate other professional advice.
Legal Documents - All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be downloaded from symondsandsampson.co.uk/auctions/future-property-auctions at a cost of £12–£24 including VAT.
Contract - The Contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued
Identification - In compliance with Money Laundering Regulations all successful bidders are required to provide verified photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.
Deposit - Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by
cheque which, unless otherwise stated, should be made payable to the Solicitor for the Seller or by debit card. Please ensure that you have adequate funds in the appropriate account. Cash is not accepted. Please be aware that you may be required to provide evidence of the source of funds to the solicitor upon purchase.
Conditions of Sale - All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation.
Registration of Interest - Prospective buyers are strongly advised to register their interest in specific lots. If you do this, we will make every reasonable effort to inform you of any changes. Withdrawals and Sales Prior There is always the possibility of last minute withdrawals or sales prior.
Please ensure you have registered your interest and we will endeavor to contact you if the lot is withdrawn or likely to be sold prior to the auction.
Registering to bid - Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website www.symondsandsampson.co.uk/auctions/property-auctions or you can complete the form at the back of this catalogue and send via email to auctions@symondsandsampson.co.uk. You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.
Telephone bidding - We have a limited number of telephone bidding facilities available on most lots, but we must have completed paperwork at least 24 hours before the auction day. We cannot guarantee that every request to bid by telephone will be possible.
Proxy Bidding - We strongly recommend registering to bid online but when this is not possible, you may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be by prior arrangement at no later than 24 hours prior to the auction. Bidding forms must be received not less than 24 hours prior to the start of the auction to ensure that there is time for the bid to be processed. We cannot guarantee to process bidding forms which are received later than 24 hours before or on the morning of the auction.fore the sale. Insurance - You may need to insure the property at the fall of the hammer. Please check the legal pack or with the seller's solicitor

Directions
What3words ///divisions.section.quakin

Services
Superfast available. Source: ofcom.org.uk
Mobile coverage is available in the area.
Please refer to Ofcom's website for more details.

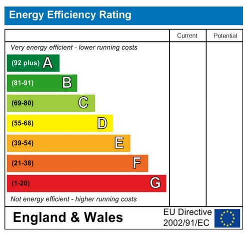
Local Authority
Cornwall Council www.cornwall.gov.uk

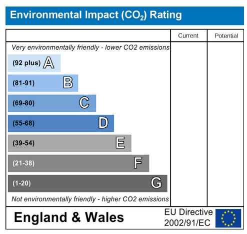
Tenure - Freehold

Auction Conditions of Sale & Notes
For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions

Agents Note
1). A possible boundary incursion at the northern end of the land will be for the purchaser to attend to.
2). The blue hatched area on the plan is the documented route of access to the property. Please refer to the Auction Legal Pack.

Legal & Information Pack
For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions
A full legal pack can be purchased online. Please telephone Symonds & Sampson to check availability.
We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.
* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.





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