



Barn with Roundhouse at Churchtown Farm, Church Cove,  
The Lizard, Helston, Cornwall TR12 7PH

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An opportunity to acquire a barn in just over a quarter of an acre, set within the popular location of Church Cove.

The Lizard 0.6 miles - Helston 11.6 miles

- Online Auction - Ends 20th July 4.30pm
- Auction Guide: £50,000 - £75,000
- Cob, stone and brick built barn
- Approximately 0.28 acres in all
- Superb conversion opportunity (subject to consents)
- Freehold

**Auction Guide: £50,000 - £75,000**

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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 Monday 20th July 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](https://stags.co.uk) on the Auction Page.

## SITUATION

The Lizard Peninsula is the most southerly point of mainland Britain, jutting out into the sea where the Atlantic Ocean and English Channel meet. An Area of Outstanding Natural Beauty, The Lizard is characterised by magnificent sandy beaches, towering cliffs and pretty fishing villages boasting some of the most scenic coastline in the country. Lizard Village itself has a vibrant community and provides a range of local amenities with wider facilities available in the town of Helston.

## DESCRIPTION - AUCTION GUIDE £50,000-£75,000

A detached Grade II listed, stone, cob and brick built barn set within approximately 0.28 acres in all. The barn requires work but offers excellent scope for storage or potential conversion (subject to all necessary planning and consents). Accessed via a gateway leading into a generous area of parking/yard with mature boundaries and several metal containers. The barn is split into several sections which offer storage space, with the addition of a round house, which requires refurbishment.

## VIEWINGS

Viewings are strictly by appointment only with Stags. We advise all viewers to take extra care when viewing the property and advise against going into the barn itself due to the poor condition of the roof.

## SERVICES & AGENTS NOTE

Please note that due to the current condition of the barn, it has not been possible to take measurements of the whole barn. We have been informed that there are no current services connected, interested parties will need to make their own enquiries, should they be looking to connect services. Phone signal: Outdoor available (Ofcom). Broadband: Standard, Superfast and Ultrafast quoted as available in the area (Ofcom). Please note the agents has not inspected or tested these services.

## DIRECTIONS

What3words.com: ///explains.onwards.upwardly

## 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 Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.) Additional Administration Fee - £1,200 inc VAT.

## DEPOSIT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

## 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 Proptech 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

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.



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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.