



## Land at Coldvreath

**1.09 ACRES OF AMENITY/PASTURE LAND ON THE OUTSKIRTS OF ROCHE  
IN CLOSE PROXIMITY OF THE NEW A391 LINK ROAD**

**FOR SALE BY ONLINE AUCTION**

**Guide: £10,000**

## DESCRIPTION

Jefferys are pleased to market agricultural/amenity land with good road access.

The land comprises approximately 1.09 acres (0.44 hectares) of gently sloping pasture land in on enclosure. Access to the land is from a shared access lane shown coloured yellow. We understand that there are appropriate access rights over the shared land to provide access.

The land is all bounded by Cornish hedges.

## LOCATION

Coldvreath is situated approximately one mile to the south of Roche.

Within Roche, there are reasonably good shopping and community facilities. The new A391 link road provides excellent access to Coldvreath from St Austell, Roche and the main A 30 Roadway.

## PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. Any right of way is shown coloured yellow if applicable.

## SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present.

## TENURE

The property is freehold and will be offered with vacant possession upon completion. There are the remains of an old 20 year 50% overage in place for any form of planning permission. There are less than 3 years remaining.

## SOLICITORS

Stephens Scown, Truro – FAO Sam Dunstan

## WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

## ONLINE AUCTION

This property is being sold via Online Auction.

Please visit the [Jefferys.uk.com](http://Jefferys.uk.com) website and click Auctions.

In order to bid you must do the following via the dashboard:

- register
- join the Watch List
- pass an ID Check
- enter your details

Auction Ends 5pm, Wednesday 20th May 2026.

The successful purchaser will be liable to pay the sum of £2400 (Inc VAT) upon the Auction ending in for form of a 'buyers fee'. By 12PM the next working day, the full 10% deposit must be paid to purchasers solicitor. No deposit monies are required before you bid.

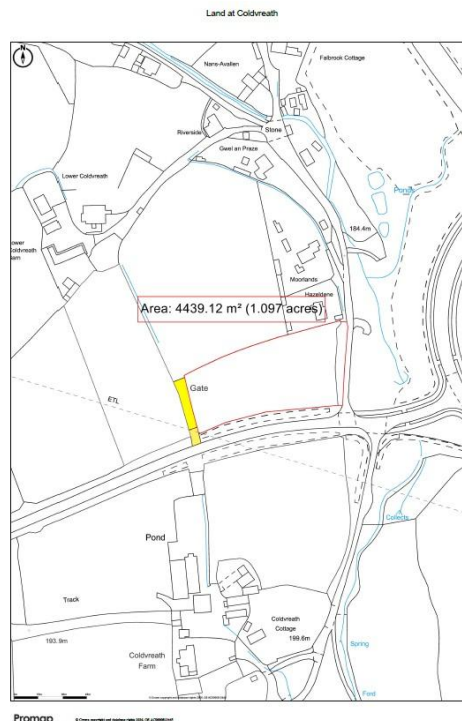
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Jefferys and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

## VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400



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