KIVELLS

Woodland at Trehingsta

Bray Shop, Callington, Cornwall



Woodland at Trehingsta

Bray Shop, Callington, Cornwall, PL17 8QH

Auction Guide Price: £30,000 - £35,000

Auction Date: 27th January 2027

Pre-registration is required for ALL bidders - No approved AML check means you will not be able to bid.

Approximately 3.98 acres (1.61 hectares) including recently cleared and improved broadleaf and hardwood plantation

---

Accessible via a quiet parish road, yet close to the A388

Attractive quiet valley location with a stream boundary

Freehold with vacant possession upon completion



Description

The woodland comprises a single enclosure extending in all to approximately 3.98 acres (1.61 hectares), bordered by a quiet parish road and a stream. The original woodland was felled and replanted between 2008 and 2014, including some recently cleared and improved mixed broadleaf and hardwood trees.

The remaining parts of the land comprising open space and scrubland. The woodland is accessible via two gates, which lead to woodland tracks.

In all, a most appealing block of attractive woodland in a private, yet accessible, rural location in the heart of South East Cornwall.

Situation

The woodland is situated in a quiet rural valley location, not far from several villages including Treburley, Bray Shop and Stoke Climsland. The woodland is accessed off a quiet parish, which in turn leads to the main A388, linking Callington with Launceston, both of which provide a good range of town facilities.



Auction Information

Auction Venue & Date
Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday, 27th January 2027 at 7pm.

Bidder Registration
All bidders are required to pre-register to bid prior to the auction, this includes in room, online and proxy bidders. Online and proxy bidding will open 6 days prior to the auction and close at 12 noon on the day of the auction. Registration for online or proxy bidding will not be possible after this time.

As part of the bidder registration process you will be required to complete an anti-money laundering check. This is a step-by-step process and instruction are provided throughout the process.

Online Bidding
Online bidding registration will be available 6 days before each auction and all bidders must register by 12 noon on the day of the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee
All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,500 plus VAT (Total: £3,000 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Auction Payment
At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.
ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Solicitor
Jo Counter, Coodes Solicitors, Business Park, Carclaze, Saint Austell PL25 4FD**.**

Local Authority
Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way
The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries
Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land
The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan
Not to scale and for identification purposes only.

Guide Prices
Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.
Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.
The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Additional Information

Useful Property Information

VIEWINGS:

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular, please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

DIRECTIONS:

What3words: /// exhale.uptown.jolt



DISCLAIMER:

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on theirown behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to allsales particulars,photographs, floor plans, sketches, and advertisements.

KIVELLS



7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com