

LODGE & THOMAS

ESTABLISHED 1892

5.2 Acres of Land & Sheds at Troon, Camborne, Cornwall TR14 9JH



For Sale by Public Online Auction
Closing Date: 12 Noon Friday 18th September 2026

Guide Price: £90,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

A quietly located parcel of land comprising three field enclosures of pasture amounting to a little over 5 acres, which includes the access track from the Council road. Approximately 2 acres is largely overgrown with bracken and brambles, whilst the land in general slopes gently in a north-westerly direction, and is bordered by mature Cornish stone hedging. At the end of the access lane is a concrete hardstanding and a small enclosed yard area.

Shed (9.5m x 5.4m) of timber frame construction with part block elevations and concrete floor.

Stables (8.6m x 3.8m) comprising three stable units of part block elevations, part timber frame construction with galvanised sheet roofing in need of repair.



Services

No main services are connected to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

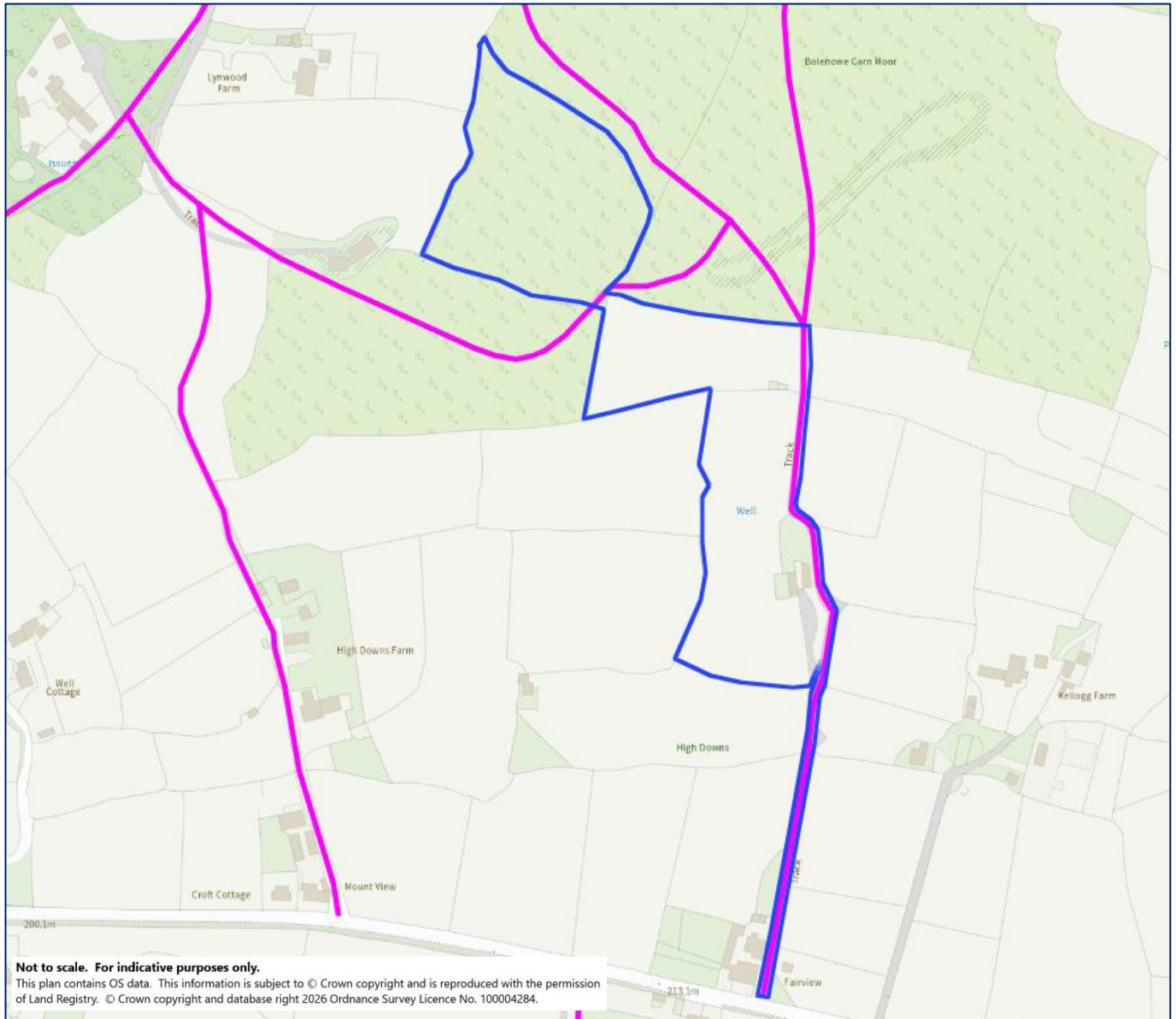
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath runs the length of the access lane and then veers off to the north. The two north-eastern fields are separated by a footpath (as shown in pink on the plan).

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The fields enjoy a delightful and quiet rural setting away from the road, in an area known as Highdowns, approximately 1 mile south of the village of Troon, where the local amenities include a Morrisons Express store and a variety of other shops. A much larger and varied range of shopping, business, health and leisure facilities are to hand in Camborne, approximately 3 miles away, where there is also a stop on the main Paddington to Penzance railway line. The A30 is about 4 miles to the north and approximately 1 mile to the east is the B3297 Redruth to Helston main road.



Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the village of Troon head south on New Road and after approximately $\frac{1}{4}$ of a mile, follow the road to the left at the junction. The lane to the property can be found a third of a mile further on, on the left hand side beside a property called Fairview, and identified by a Lodge & Thomas for sale board.

what3words///spreading.stadium.alongside

GENERAL CONDITIONS OF SALE

Our online auction partners are Bamboo Proptech – www.bambooproptech.com

SPECIAL CONDITIONS OF SALE The buyer will be required to reimburse the seller the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The seller reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the buyer's responsibility to make all necessary enquiries prior to the auction and we strongly recommend buyers instruct a solicitor to assist. It will be the buyer's responsibility to reimburse the vendor's costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES It is free to register to bid. The buyer will be required to pay £4,800 on 'the fall of the hammer'. This buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Proptech as a contribution toward the online platform costs. The buyer will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the seller's solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE The Guide Price is an indication of the seller's expectations. The Reserve Price is a figure below which the auctioneer cannot sell the property at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendor's Solicitors: Stephens Scown LLP, Curzon House, Southernhay West, Exeter, Devon, EX1 1RS
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