

Land and Barn at Coldvreath

4.92 ACRES OF AMENITY/PASTURE LAND WITH DERELICT BARN ON THE OUTSKIRTS OF ROCHE IN CLOSE PROXIMITY OF THE NEW A391 LINK ROAD

FOR SALE BY ONLINE AUCTION

Guide: £60,000

DESCRIPTION

Jefferys are pleased to market agricultural/amenity land with derelict barn with potential subject to planning.

The land comprises approximately 4.92 acres (1.99 hectares) of gently sloping pasture land in two main enclosures. Access to the land is from the public road with the farm adjoining having access over the track shown coloured yellow. There is an old farm lane to the north which is used by the farm.

In addition to the fields there is a derelict barn with potential for conversion subject to obtaining planning permission. The barn measures 9.6m x 4m plus 8.5m x 4m.

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 and brown 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 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, 27th October 2026.

The successful purchaser will be liable to pay the sum of £4800 (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.

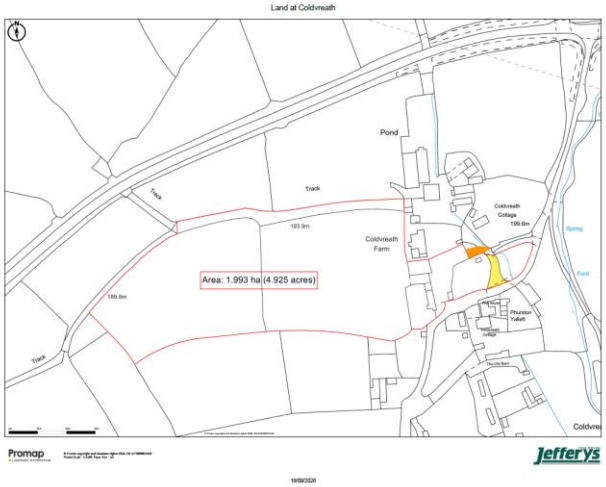
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

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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