



Land at Milladon Lane

Trerulefoot, Saltash, Cornwall PL12 5BU

For Sale by Public Auction on Wednesday, 2nd September
2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at
7pm





Land at Milladon Lane

Trerulefoot, Saltash, Cornwall PL12 5BU

Guide Price: £50,000-£55,000

Approximately 6.12 acres (2.48 hectares) of pasture and pretty naturally regenerated woodland

Situated in a convenient location, close to Trerulefoot and several surrounding villages

Fantastic rural views from its highest position

Small range of buildings

Freehold with vacant possession upon completion

Location

The land is situated in rural South East Cornwall, between Trerulefoot and Polbathic and just off the A374, which connects the A38 with Torpoint.

Several surrounding villages provide facilities, with the East Cornwall market town of Liskeard and the South Cornish coastal port town of Looe both approximately 15-20 minutes driving distance respectively providing branch and main line railway stations and shopping centres.

From its highest point, the land enjoys fantastic rural views and viewing is highly recommended to appreciate this picturesque location.

Description

The land extends in all to approximately 6.12 acres (2.48 hectares) comprising a ring fenced block of pasture land, with an area of naturally regenerated amenity/woodland on a steeper section. The land is accessible off a lane leading to a hardcore track, which provides access to the small range of buildings. Given its super picturesque location, with far reaching views, the land provides a great space for enjoying the Cornish countryside.

A small range of temporary buildings are located on level areas providing scope for refurbishment.

1. Timber frame, timber clad and corrugated roof (dilapidated) building housing two stables (21' x 12').
2. Timber portal frame, timber clad and box profile roof building housing a single stable (10' x 12').
3. Timber portal frame and box profile roof field shelter (10' x 20' with 2' overhang).
4. Container ('7' x 7').

Auction Venue and Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday, 2nd September 2026 at 7pm.

Registration

Please note ALL BIDDERS, including Kivells' existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017. Bidders will be required to provide one form of Government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Auction Payment

A 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder upon fall of the gavel and at this point the contract is legally binding. 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 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 be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Buyer's Administration Fee

All successful Buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 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, this fee remains 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.

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.



Solicitor

Louise Marshall, Earl & Crocker Solicitors, Market House,
Higher Market Street, East Looe, Cornwall PL13 1BP.
Tel: 01503 265884 Email: louise@earlandcrocker.co.uk.

Directions

Please refer to the Location Plan included within these particulars, with the land identified by a Kivells 'For Sale' board.

What3Words

Irritable.girder.hacksaw.

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.

Contact Us

Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE. Tel: 01579 345543. Email: mark.bunt@kivells.com.

Location and Land Plans

Not to scale and for identification purposes only.

Other Information

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 agent 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

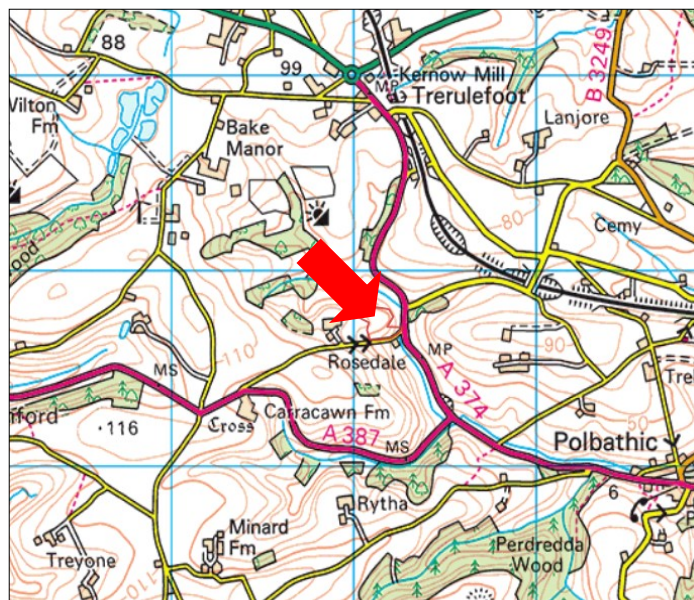
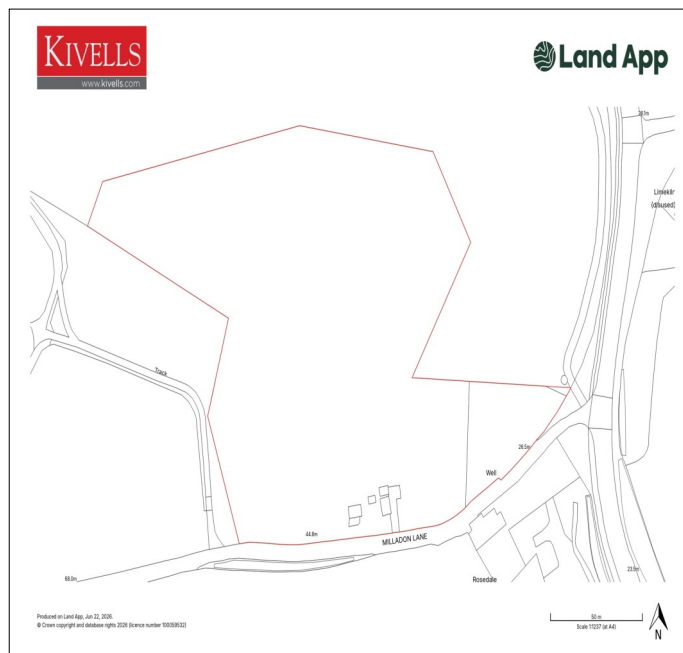
The plan is based on Ordnance Survey extracts and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Tenure

Freehold with vacant possession upon completion.

Services

None connected.



KIVELLS

Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

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