



St Aubyn's Engine House,



# St Aubyn's Engine

Higher Ninnis, Redruth, Cornwall TR16 5HD

A30(T) 3 miles Redruth 1.5 miles Truro 7 miles

A rare opportunity to purchase by Online Traditional Public Auction, a traditional stone engine house together with about .79 of an acre of pasture land.

- AUCTION GUIDE £25,000 - £50,000
- Grade II Listed
- Pasture Paddock - Total c.0.79 of an Acre
- Good Position
- End Bidding Time 5.00pm
- A Piece of Cornwall's Heritage
- Potential For Conversion (stp)
- Mains Water & Electricity Close By
- Public Auction Tuesday 3rd March 2026

Auction Guide £25,000

#### METHOD OF SALE

St Aubyn's Engine House is offered for sale by Online Traditional Auction (unless sold prior via Bamboo/Stags' auction conditions). The auction end date and time is Tuesday 3rd March 2026 at 5.00pm. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website – [www.stags.co.uk](http://www.stags.co.uk) on the auction page.

#### SITUATION

St Aubyn's Engine House is situated between the hamlets of Busveal and Vogue in a fine position. The village of St Day is about a mile to the east offering a range of everyday facilities and amenities which are supplemented further by the town of Redruth about 1.5 miles to the west and the cathedral city of Truro about 7 miles to the east. There is a junction to the A30(T) about 3 miles to the north and there are stations on the London Paddington line both at Redruth and Truro.

#### DESCRIPTION

On the Grade II Listing, St Aubyn's Engine House is believed to date from the late 19th century and is recorded as a pumping engine house. On the listing it refers the Engine House 'as an impressive and conspicuous landmark now isolated in rural surroundings'.

With a gated access directly from the adjacent country lane, the Engine House stands within its own grounds extending to about 0.79 of an acre and offers some potential for conversion to create a residential home – subject to all necessary consents and approvals.

#### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. PLEASE TAKE GREAT CARE WHILST VIEWING, particularly with children and pets – there is an open mining feature to the east of Engine House.



## DIRECTIONS

Travelling from St Day towards Redruth, at The Star Inn at Vogue, turn left towards Gwennap Pit and drive up the hill for about 250 yards. Turn right (unsignposted) opposite Mynheer Farm. Follow the road sharply to the left and right, drive down the hill, pass the Engine House and the gate to the field is on the left-hand side after about a further 75 yards.

## SERVICES

Mains water and electricity nearby - please see South West Water Plc Water and Drainage Search within the auction legal pack.

## PROOF OF IDENTITY

Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS AND ADMINISTRATIVE FEES

The successful Purchaser(s) will be liable to pay the sum of £5,000. From this a Buyer's Fee of £2,400 including VAT is retained by Stags/Bamboo PropTech as a contribution towards the online platform costs, and £2,600 is payable towards the purchase deposit.

An additional Administration Fee of £600 including VAT will be payable by the successful Purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder will transfer the remainder of the 10% deposit (less the amount paid online) within 48 hours at the end of the Online Auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. Payment is to be made via the Buyer's solicitor to the Vendor's solicitor. We therefore recommend all bidders clear Anti Money Laundering Regulations with their solicitor prior to the auction and make the balance of the deposit monies readily available for transfer immediately thereafter.

## SOLICITORS

Nalders, Farley House, 12 Falmouth Road, Truro TR1 2HX. FOA Ines Cheeseman. Email: ipc@nalders.co.uk / Telephone: 01872 241414

## AUCTION LEGAL PACK

A copy of the legal pack and Special Conditions of Sale are available online to be downloaded by the tab on the Online Auction Property Listing page. Prospective purchasers will need to register with Bamboo PropTech in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation which may/will contain material information regarding the property and to consult legal advice prior to bidding.

## TENURE AND POSSESSION

Freehold with vacant possession at completion. The completion date will be as dictated by the auction legal pack.

## DEFINITION OF AUCTION GUIDE AND RESERVE PRICE

Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

## ACCESS ONLINE AUCTION

Interested parties are invited to bid on [www.stags.co.uk](http://www.stags.co.uk) homepage. Click on "Auctions" and then "Online Property" and "Land Auctions" and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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