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Trewrong Calving Shed, (Lot 1) Polmear Hill, Par, PL24 2TJ

Public auction, block single storey farm building with consent for residential conversion and pasture field

Par Sands ½ mile Fowey 2½ miles St Austell 4 miles

- Consent for 2 Bed Dwelling • Copse and Field • Total c.2.8 Acres (1.13 Has)
- Public Auction Wednesday 26th July 2017 •

For auction Guide Price £110,000 to £135,000

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SITUATION

Lots 1 and 2 are situated in the rural hamlet of, and former farm of, Trewrong between Par and Fowey.

LOT 1 TREWRONG CALVING SHED (Red)

The final approach to Trewrong Calving Shed is over a concreted driveway.

Detailed planning permission was granted by Cornwall Council on 1st September 2016 (application no. PA16/05892) for the conversion of the Calving Shed into a two bedroom residential dwelling. Copies of the relevant decision notice and associated drawings are available from Stags Truro office on request.

The proposed accommodation is shown on the attached floor plan and includes an open-plan kitchen and living room with doors to outside garden seating area, main bedroom with en suite bathroom and second bedroom with en suite shower room.

Immediately to the north-east is a range of single storey old farm buildings to be demolished and to the east an area of copse with deciduous trees. Running adjacent to the copse is a private track which leads to a regular shaped good pasture field with hedge and fence boundaries. In total, Trewrong Calving Shed extends to About 2.80 Acres (1.13 Hectares).

LOT 2 TREWRONG FARM OFFICE (Blue)

Situated in the heart of Trewrong, the Trewrong Farm Office presents the opportunity to buy a single storey detached building with the benefit of planning permission for conversion to a two bedroom residence with adjoining garden and car parking areas.

Detailed planning permission was granted by Cornwall Council on 16th May 2016 allowing the removal of a previous holiday occupancy restriction in respect of application no. C2/10/01032 to allow full

residential use for conversion of the office from a training room. Workshop and stores building. Copies of the relevant decision notice and associated drawings are available on request from Stags Truro office.

The proposed accommodation is shown on the attached floor plan which includes an entrance hall, open-plan kitchen and living room, bathroom, main bedroom with en suite bathroom and second bedroom.

Outside are parking areas and a good sized garden with a few mature trees.

LOT 2 OPTION TO PURCHASE

At the signing of the contract, the purchaser of Lot 2 will be given the exclusive option to purchase a single pasture field of About 3.48 Acres (1.41 Hectares) at the fixed price of £35,000. This field is shown shaded in green on the attached plan for identification purposes only and is situated to the south west of Lot 1.

AUCTION DETAILS

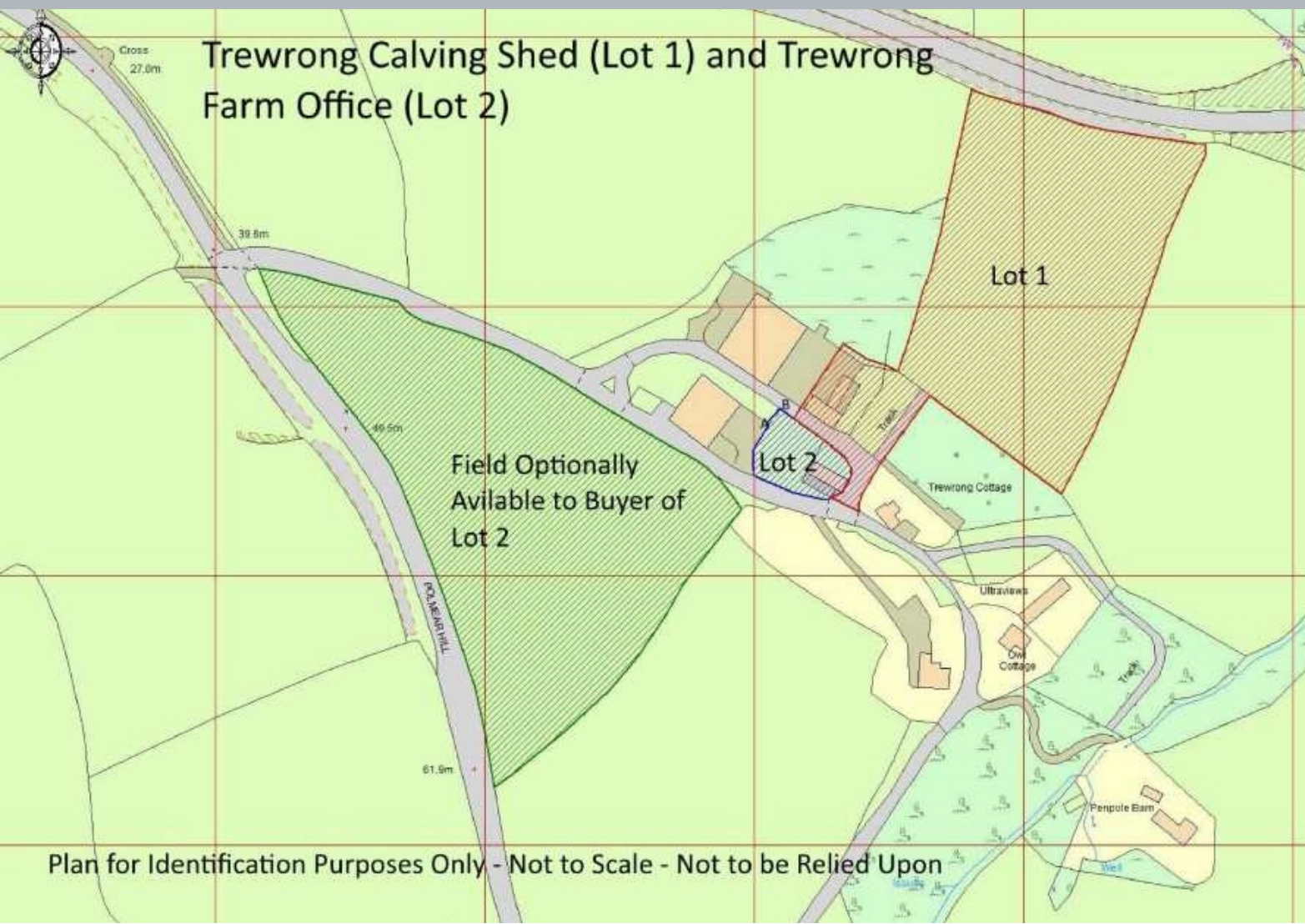
FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 26TH JULY 2017 AT LANHYDROCK HOTEL AND GOLF CLUB (01208 262570), LOSTWITHIEL ROAD, BODMIN PL30 5AQ AT 6PM.

SOLICITORS

Stephens Scown Solicitors, 1 High Cross, St Austell, Cornwall, PL25 4AB. Telephone 01726 74433. Contract: Mr T Atkins. Email: resa@stephens-scown.co.uk

Please note that a 10% cross payee deposit cheque is required in the auction room which needs to be payable to the Vendors solicitor.

METHOD OF SALE



Lots 1 and 2 are offered for sale by public auction. Lot 1 will be offered to the room before Lot 2. The Vendors reserve the right to sell prior to auction, withdraw or amend either of the Lots at the auction.

TENURE AND POSSESSION

Freehold with vacant possession on completion.

GUIDE PRICES

Lot 1 £110,000 to £135,000.

Lot 2 £75,000 to £100,000. (Option to purchase field at £35,000).

ACCESS

The initial access from the public road to Lots 1 and 2 will be via a private right of way.

LOT 2 - FENCING COVENANT

The purchaser of Lot 2 will be required to erect a post and rail fence between points A and B, as pegged/highlighted on the ground and shown on the plan for identification purposes only, within 2 months of completion.

SPECIAL CONDITIONS OF SALE/AUCTION INFORMATION PACK

Any particulars, remarks or 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 provision of the latter shall prevail. The Special Conditions of Sale/Auction Information Pack will be available for inspection at Stags Truro office and a copy may be purchased from the Vendors solicitors. It is assumed that the Purchaser will have made all necessary enquiries prior to auction.

SERVICES

Mains Water - Mains water is available to Lot 1, subject to the purchaser installing a sub-meter. Lot 2 - Mains water connected -

please see the Auction Information Pack.

Mains Electricity - quotations for separate supplies of electricity to both Lots 1 and 2 have been obtained from Western Power Distribution. Copies are available on request.

Drainage - the planning permissions for Lots 1 and 2 provide for private drainage systems within the grounds.

NO BUYERS PREMIUM

Stags do not apply a Buyers Premium or administrative fee on buyers for properties bought at auction.

DEFINITION OF GUIDE AND RESERVE PRICE

Guide price(s) are an indication of the Sellers expectations. The reserve price(s) are a figure below which the auctioneer cannot sell the Lot at auction. We expect the reserve price will be set within the guide range. Guide prices may change at any time prior to the auction.

VIEWING

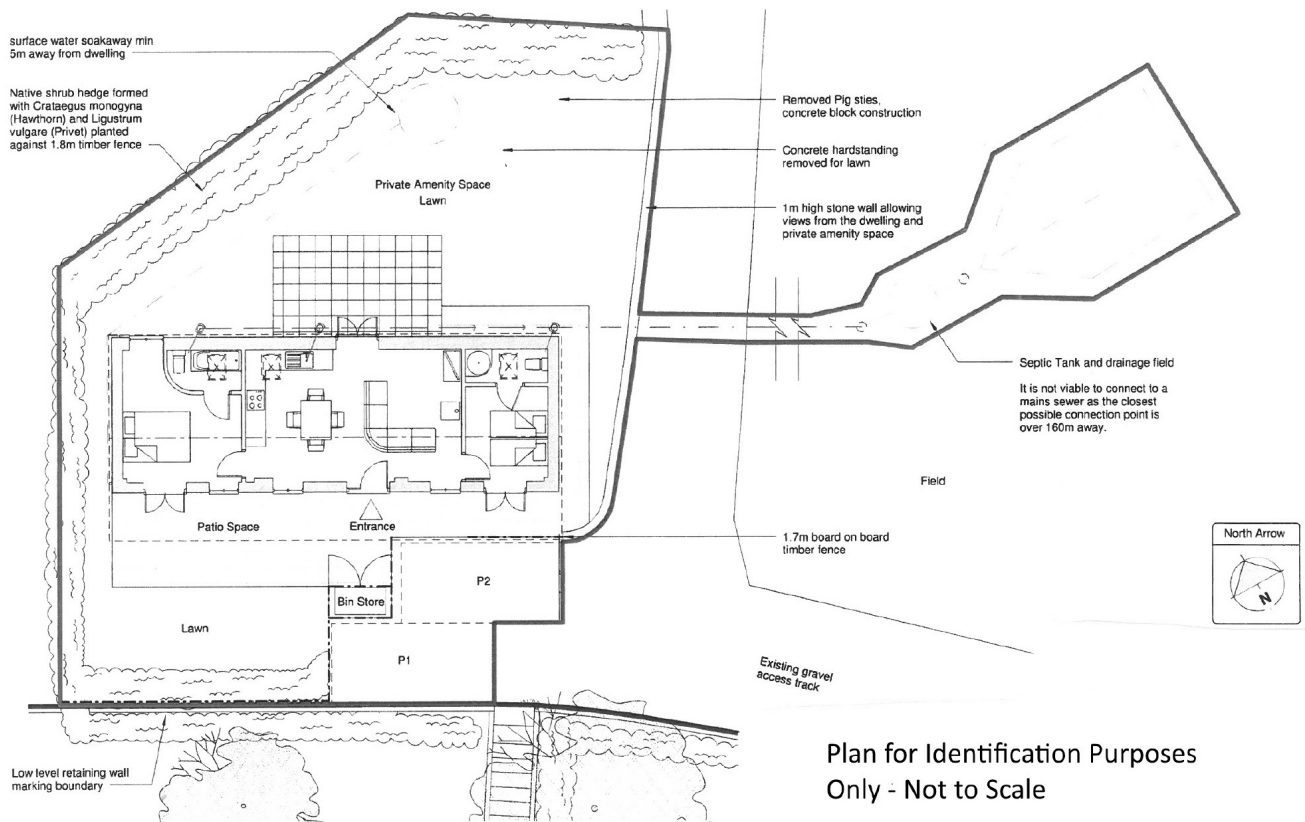
Strictly and only by prior appointment with Stags Truro office on 01872 264488. There will be specified viewing times.

DIRECTIONS

From St Austell take the A390 eastwards towards Liskeard. Drive through the traffic lights out of St Austell and at the roundabout turn right towards Par Docks. Drive to Par, through the traffic lights and take the next right onto the A3082 towards Fowey. Follow the one-way system around continuing towards Fowey. Go under the bridge, follow the road around to the left, pass the relaxed speed limit signs and the entrance to Trewrong will be seen on the left-hand side after about a further 100 yards. Drive down the entrance drive, pass the building on the left-hand side and Trewrong Office (Lot 2) will be seen on the left-hand side. Trewrong Calving Shed (Lot 1) is situated behind.



TREWRONG CALVING SHED



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