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## Land And Buildings At Peters Finger Farm, St Giles on the Heath, Launceston, PL15 9ST

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**19.43 acres of grassland and buildings with good access**

Launceston 3.5 miles A30 4.1 miles Holsworthy 10 miles

• \*Auction 21st November 2017 • Guide: £80,000 - £100,000 • 3 Pasture Fields • Range Of Pole Barns • Concrete Yards • Mains Water Available • Generally Level • Road Frontage • 19.43 Acres (7.86 ha) •

**For auction £80,000 to £100,000**

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## SITUATION

The land is located just outside the popular village of St Giles on the Heath with a Post Office/general store which caters for day to day needs, small public house, well respected primary school and thriving village spirit. The town of Launceston is 3.5 miles to the south with access to the vital A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and a well respected international airport.

## DESCRIPTION

The land and buildings at Peters Finger Farm extends to approximately 19.43 acres (7.86 hectares) of generally level grassland in 3 fields. The pasture has been extensively managed and offers an opportunity to be improved.

There is a range of pole barn buildings situated on the western boundary that have been used for housing livestock and horses. Beside the buildings there are concrete yard areas and a former sand school, which has become overgrown but could be utilised again. A dilapidated mobile home stands on the site.

## ACCESS

There is direct road access off the A388 Launceston to Holsworthy road.

## SERVICES

There is a well within the central field and mains water is believed to be available for connection, running along the

inside of the field, beside the road. Further details are available within the legal pack. Mains electricity crosses the property and there is a transformer on a pole near the buildings. Purchasers must satisfy themselves by inspection or otherwise as to the availability of services.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## WAYLEAVES, COVENANTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. There are no public rights of way shown on the Ordnance Survey Map.

## PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## GRANT SCHEMES

The land is not entered into any agricultural or environmental grant schemes.

## LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG Tel: 01237 428700 Email: [www.torridge.gov.uk](http://www.torridge.gov.uk)





### METHOD OF SALE

The land is to be offered for sale by Public Auction at 6.00 pm on Tuesday 21st November 2017 at Lanhydrock Hotel and Golf Club, Lostwithiel Road, Bodmin, Cornwall, PL30 5AQ. The land will be sold subject to an undisclosed reserve and the vendors reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendors also reserve the right to sell all or part of the property prior to the auction.

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 an auction. Therefore there will be a requirement for bidders to provide two forms of identification at the auction, consisting of a photo identification, such as a passport or current driving license and secondly proof of address, such as a recent utility bill or bank statement.

### VENDOR'S SOLICITOR

Scotts Wright, 34 Market Place, Leyburn, North Yorkshire DL8 5AP. FAO: Mr Steven Scott. Tel: 01969 622227. Email: [steve.scott@scottswright.com](mailto:steve.scott@scottswright.com)

### AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available for purchase for £30 including VAT from the vendors' solicitors. Alternatively, it will be available to inspect free of charge by

appointment at Stags Launceston Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the Auction.

### TENURE & POSSESSION

The land is held freehold with vacant possession upon completion on 30th January 2018.

### VIEWING

Strictly by prior appointment with the vendors appointed Agent, Stags Launceston Office.

### DIRECTIONS

From Launceston proceed north east on the A388 towards Holsworthy, pass through Dutson and continue for 2.1 miles. Before entering St Giles on the Heath and just past St Giles on the Heath Service Station the entrance to the land is the first gateway on the right hand side. A For Sale Board has been erected.

### WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

### \* DEFINITION OF GUIDE & RESERVE

- 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. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.







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