

ONLINE AUCTION



Newdowns Bungalow Farm



**STAGS**



# Newdowns Bungalow

Nanstellon, Bodmin, Cornwall, PL30 5LH

Bodmin 3.5 Miles - A30 4 Miles - Camel Trail 0.75 of a Mile

## 42.5 acre private smallholding with 3 bedroom bungalow and buildings with potential (STP)

- Online Auction 30 July 2020
- Lot 1 Guide: £500,000 - £550,000
- 3/4 Bedroom Bungalow with an AOC
- Versatile Occupation Restricted Smallholding
- Similarly Named Farms are Unconnected
- Two Agricultural Buildings with Potential (STP)
- Versatile Arable/Pasture Land in 5 Fields

## Auction Guide £500,000

### METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The Auction end date is 6.00 pm on Thursday 30th July 2020. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website [stags.co.uk](http://stags.co.uk) - Online Property & Land Auctions.

### SITUATION

The property lies in a private position set well back from the road, in a conveniently central location for travel around Cornwall. The old county town of Bodmin lies 3.5 miles to the east, offering an extensive range of shopping, banking, schooling and leisure facilities. Access to the renowned Camel Cycle Trail which, links the towns of Bodmin via Wadebridge to the picturesque fishing town of Padstow on the North Cornish Coast lies 0.75 miles to the north. Numerous popular beaches are within easy reach, with the North Cornish coast just 11 miles away. Bodmin Parkway is 10 miles from the property with mainline rail services to London Paddington via Plymouth. Access to the A30 trunk road, which connects the Cathedral Cities of Truro and Exeter is 4 miles away. At Exeter there is access to the motorway network, and the highly regarded International Airport.

### DESCRIPTION

Newdowns Farm is a versatile smallholding/farm and is to be offered for sale now as a whole. Accessed from the south and the north and comprises a Bungalow, grounds, 2 barns, a dilapidated static home and adjoining gently undulating mainly pasture land, (although equally suitable for arable). The land is accessed off the road to the north and extends to 42.5 acres in all.

### BUNGALOW AND BUILDINGS

The detached 3 to 4 bedroom bungalow (1,786 sq ft not including outbuildings), lies at the end of a no-through road/lane and is surrounded by a generous sized garden. Close by are two agricultural barns, (as shown in the photographs), which appear to have potential for various alternative uses, perhaps including residential conversion, subject to obtaining any necessary consents.





A dilapidated, but until recently occupied, static home sits between the barns. There are 2 greenhouses within the gardens.

This smallholding would make an ideal family home with plenty of space to bring up children in a safe outdoor environment, perhaps with a menagerie of animals.

**THE LAND**

Accessed directly off the highway, the land comprises 5 productive fields. Whilst only 1 field is in arable (Barley volunteers from 2019), all the fields have been in an arable rotation in the past. The fields are generally surrounded by stock-proof hedges, although 2 of the fields are just separated by an unfenced track, which access all the fields. The land is gently undulating, free draining land, classified as Grade 3.

**SERVICES**

Mains electricity and private drainage are connected. Until recently the property was watered by a neighbour's private borehole supply. The Purchaser shall have to install their own water supply. A quote has been obtained for a new filtered borehole supply (£5,759 + VAT) and is available upon request. Lot 2: No services connected. There is an overhead cable (electric or telephone) running along the road that the property fronts. Purchasers must satisfy themselves on these points.

**COVENANTS AND RIGHTS OF WAY**

There are no restrictive covenants limiting the use of the property. There is a legal right of access over the private lane to the barns and bungalow. There are no public rights of way shown on the Ordnance Survey plan crossing the property.

**AUCTION LEGAL PACK**

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available to download free of charge to those who have registered, from our auction partners website. Due to Covid precautions we are not making it available for inspection at Stags offices. It is the purchaser's responsibility to make all the necessary enquiries prior to the Auction. Further information about buying by online auction and buyers fees available Stags Website.

**VENDOR'S SOLICITORS**

Macmillans Solicitors LLP, Manor House, Wadebridge, Cornwall PL27 6BS . FAO: Mrs Angeline Martin, T :01208 812415, E: kw@macmillans-solicitors.co.uk

**TENURE**

The property is sold freehold with vacant possession on completion 6 weeks after the auction.

**VIEWING**

Strictly by prior appointment with the Vendors appointed Agents, Stags Wadebridge Office (01208 222333)

**DIRECTIONS**

From the Innis Down junction of the A30, proceed NE along the A389 towards Bodmin. 1 mile after passing through the village of Lanivet, turn left at a crossroads, signed Nanstallon. Continue straight over the first crossroads and turn left at the next junction, signed Ruthembridge. Pass a turning to the right and at the first crossroads turn right. The entrance to drive is the third entrance on the left., signed "No Lorries Newdowns Farm". Proceed to the end of this lane until you reach a gate into the property just after a right hand bend. For the Northern access into the land, continue along the road past the drive, turn very sharp left at the first junction and the entrance to the land shall be found on the left after 260m. For Sale Boards have been erected.

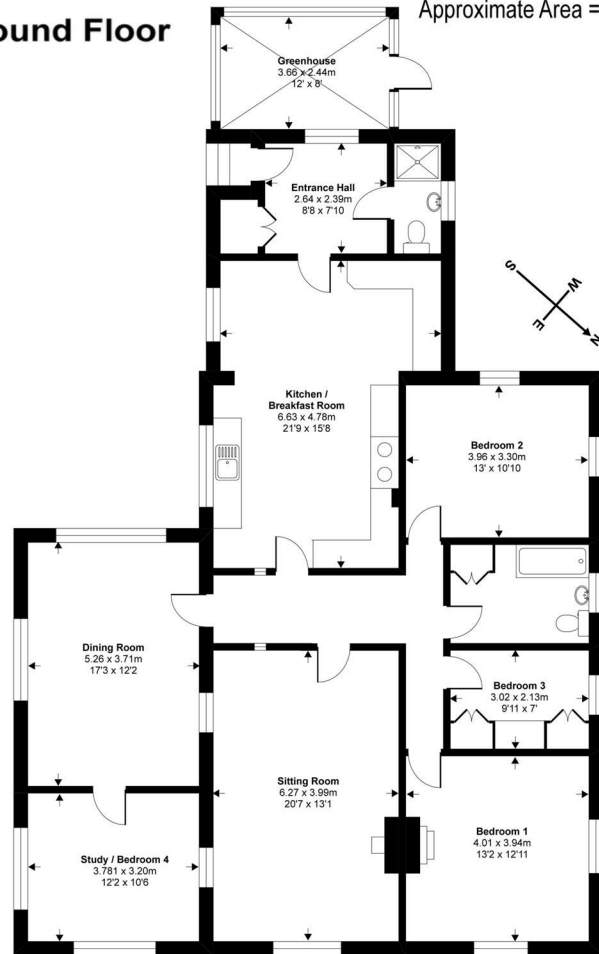
**DEFINITION OF GUIDE AND RESERVE**

- 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 price(s) may change at any time prior to the Auction.

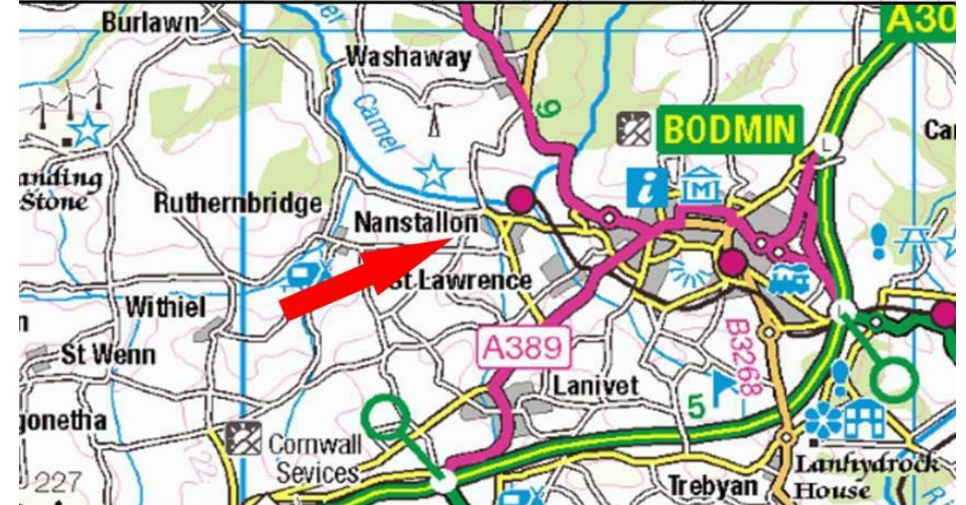
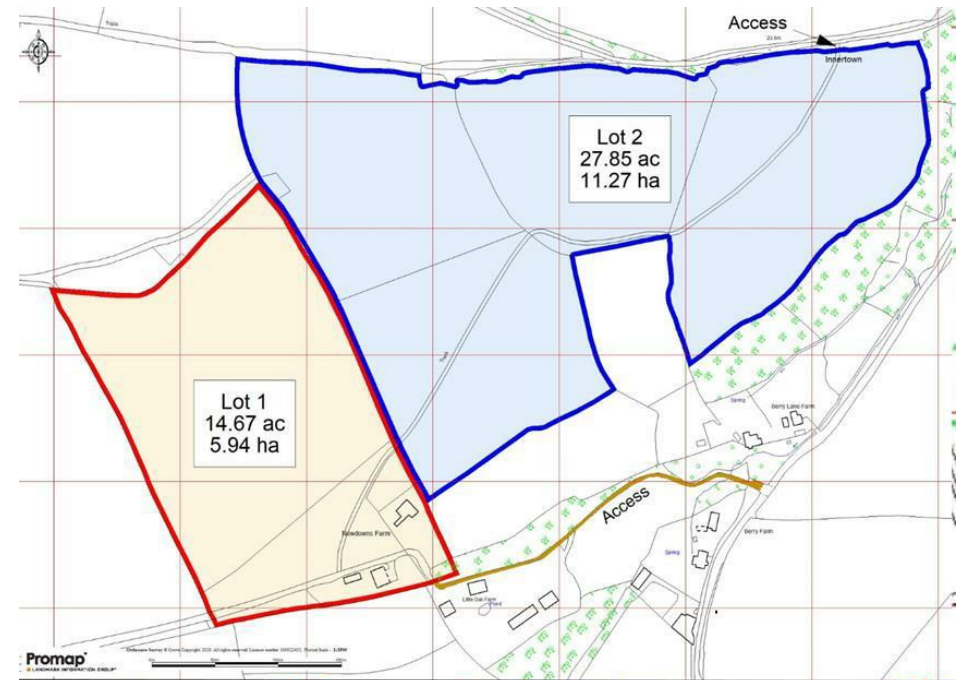




## Ground Floor



Approximate Area = 1786 sq ft / 165.9 sq m  
For identification only - Not to scale



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01208 222333



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		42
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



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