



The Orchard Tettaridge Gate, Launceston, Cornwall PL15 9QX

An attractive parcel of amenity land extending to approximately 0.33 acres in total in a rural yet accessible location with a range of outbuildings

St Giles on the Heath 2.9 miles - Launceston 3.5 miles - Bude 20 miles

• SOLD PRIOR TO AUCTION • For Sale via Online Auction • Approximately 0.34 acres in all • Range of Stone Outbuildings • Large Storage Building • Development Potential (STP) • No Overage Clause • Direct Road Access • Attractive Amenity Land • Tenure: Freehold

Auction Guide £20,000

01566 774999 | launceston@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The Auction end date is Tuesday 4th August at 16:00. 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 on the Auctions page.

SITUATION

The land is situated in a convenient and accessible position, nestled along along a quiet country lane linking the West Devon villages of St Giles on the Heath and Liftondown. Wonderfully secluded yet remaining conveniently located only 1.3 miles from the A30 and Lifton Strawberry Fields, whilst only just over 3 miles from the Launceston town.

DESCRIPTION

An increasingly rare opportunity to acquire a slice of countryside in a peaceful setting along the Cornwall/Devon border. Extending to approximately two-thirds of an acre, the land is accessed via a gated entrance directly from the road, adjacent to and overlooking attractive neighbouring farmland. Offering a variety of uses, the land is complete with a range of traditional stone outbuildings alongside a substantial, secure metal-framed double garage ideal for storage, workshop space or even development potential (subject to any necessary permissions).

SERVICES

We understand that there are no services currently connected. Purchasers must satisfy themselves on this point. Broadband availability: Standard ADSL available (Ofcom), Mobile Signal Coverage: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

[what3words.com: ///reverted.geese.race](https://what3words.com:///reverted.geese.race)

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 & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs). Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may

pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform 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, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

VENDORS' SOLICITOR

FAO: Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375.

COMPLETION DATE

The completion date will be 20 business days from the date of the auction or earlier by agreement as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION 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 or no more than 10% above a single figure guide. 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.



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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.