



Trewint Marsh

Launceston, Cornwall

Carter Jonas

Trewint Marsh
Altarnun
Launceston
Cornwall
PL15 7TF

A parcel of former quarry land,
now restored to a wetland wildlife
habitat, with potential for a
variety of different uses.

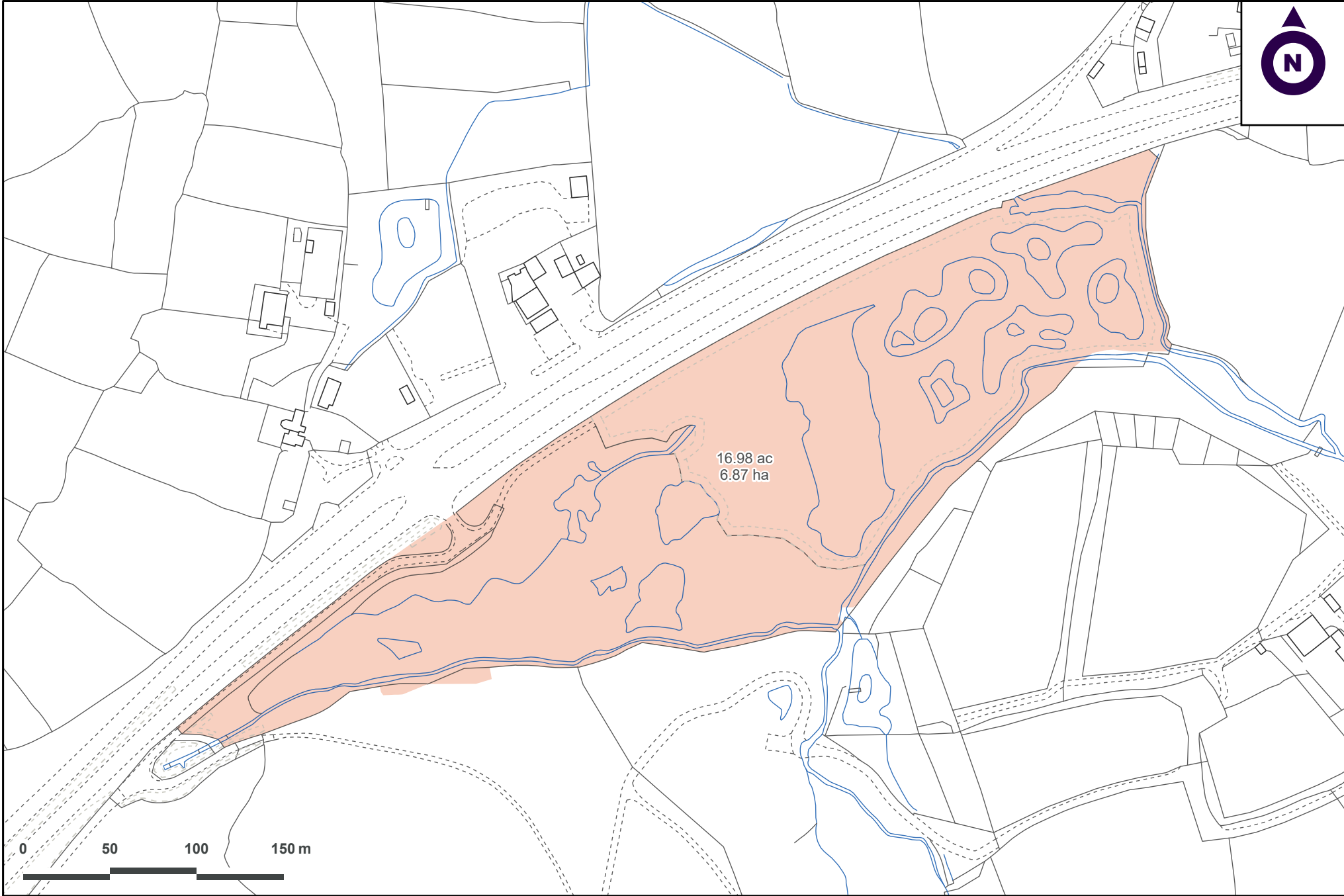
The land at Trewint Marsh comprises approximately 16.98 acres of wetland interspersed with ponds of varying sizes and wooded areas.

The site has historically been used for quarrying purposes and as such benefits from good access being located immediately off the A30. Not used for such purposes for over 15 years and the site restored to a wetland habitat, it now offers potential for various other uses, the most obvious being for high quality conservation or recreation, or by virtue of its location, for uses that might be more commercial in their nature (subject to obtaining any necessary consents).

The land is offered for sale by Traditional Online Auction at a guide price of £55,000 - £75,000.

The auction will conclude at 12:00 on Wednesday 18th September 2024.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.



Definition of Guide Price and Reserve Price
Guide Price - An indication of the seller's expectation.

Reserve Price - The minimum price at which the auctioneer is authorised to sell the lot at auction. The auctioneer is not authorised to sell at a figure below the reserve price.

The property will be sold subject to an undisclosed reserve price and the vendor/s reserve the right for the auctioneer to bid in the usual way on their behalf up to the reserve.

The reserve will be set within the guide price range, or where applicable at no more than 10% above or below a single guide figure.

Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

Registration & Proof of Identity
In order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, it is a requirement for all Estate Agents to perform due diligence checks on any person intending to bid at auction.

Therefore, all interested parties will need to register via the online auction platform (Bamboo), complete ID checks and provide other information before they are able to place a bid.

For further information, to register to bid and to review the auction pack, visit: www.carterjonas.co.uk/property-auctions

Auction Legal Pack

The legal pack includes documents such as the draft contract, transfer, searches, deeds/epitome of title and the special conditions of sale.

Interested parties will need to register with the online auction platform (Bamboo) to be able to download the legal pack free of charge.

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 contain material information regarding the property, and to take legal advice prior to bidding.

Buyer's Fee

The successful purchaser/s will be liable to pay the sum of £5,000 immediately after the auction ends. From this a buyer's fee of £3,600 (inc VAT) is retained by Carter Jonas and Bamboo Auctions as a contribution towards the online platform costs, and £1,400 forms part of the 10% contract deposit (the Holding Deposit).

Deposit Payment

Exchange of contracts will take place upon the conclusion of the auction and the purchaser will be legally obliged to pay 10% of the purchase price as a deposit.

The Seller and Buyer agree that the winning Bidder will transfer the remainder of the 10% deposit (less the holding deposit amount paid online via the Bamboo Platform immediately after the auction end) by 12pm the next working day after the auction ends, in line with the Holding Deposit Agreement contained within the legal pack.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and sent directly to the sellers' solicitor. Therefore, it

is essential that you instruct your solicitor in advance of the auction.

The remaining balance of the purchase price will be paid on completion of the sale.

Additional Costs

The purchaser will also be required to reimburse the vendor for search fees, details of which are available in the auction pack.

Tenure & Possession

Freehold with vacant possession upon completion 4 weeks after the auction, or earlier by agreement.

Environmental Schemes

The land is not currently entered into any environmental schemes but may offer the opportunity to explore this.

Planning

Planning permissions for extraction of aggregate, minerals, tin and wolfram were granted in November 1997 and continue until 21st February 2042. The site is now dormant and has been reinstated to a wetland habitat. A monitoring report dated 26th October 2011 can be provided by the agent on request.

Designations

The land is within an Area of Outstanding Natural Beauty (AONB) and is designated as 'Open Access' land.

Services

No services are connected to the land.

Wayleaves, Easements & Rights of Way

The land is designated as 'Open Access' land.

Health & Safety

Potential purchasers are requested to take particular care when inspecting the land, being careful around the pond areas and wearing supportive footwear for potentially uneven, and slippery ground surfaces.

Sporting, Timber & Mineral Rights

Sporting and timber rights are included. Mineral rights are excluded.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro,
Cornwall, TR1 3AY
www.cornwall.gov.uk

Truro

07393 269 425 | chris.anderson@carterjonas.co.uk
07977 705 290 | george.olver@carterjonas.co.uk
Peat House, Newham Road, Truro, Cornwall TR1 2DP

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Viewings

Subject to prior arrangement with the agents, interested parties may view the property during daylight hours, taking reasonable care when walking the site.

Directions

From Bodmin, proceed northwest along the A30 for approximately 11.5 miles passing by Temple, Colliford Lake and the Jamaica Inn. The land is found opposite the Gulf Garage/Trewint Services and the access off the A30 is found immediately before the garage, where the central reservation ceases, on the right-hand side of the dual carriageway. A for sale board has been erected.



/// optimists.regulate.panther



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE