



Hawkers Wood Land at Penrose, Blisland, Bodmin, Cornwall
PL30 4QY

An attractive block of mixed deciduous woodland in the Camel Valley, Standing on a south facing valley side with stream border

Bodmin - 4 miles Wadebridge - 8 miles North Coast - 10 miles

• Online Auction - End date 14th July at 4.30pm • AUCTION GUIDE £40,000 - £50,000 • Around 7.5 acres (3.03 Hectares) • Mixed Woodland • Picturesque setting • Freehold

By Auction £40,000

01208 222333 | wadebridge@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 14th July 2026 at 4.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

SITUATION

The woodland stands on a south facing valley side in the picturesque Camel Valley. A short stroll takes you to the Camel Tail and scenic walks around Shell Woods, which is managed by the Forestry Commission.

Around 1.5 miles away is the sought after moorland village of Blisland, home to an historic church, local inn, village hall and a community run shop and post office. Beyond Blisland is Bodmin Moor, an Area of Outstanding Natural Beauty with fabulous opportunities for outdoor pursuits.

The towns of Bodmin (4 miles) and Wadebridge (8 miles) are readily accessible, as is the A30 (3.5 miles) and North Coast (10 miles)

THE LAND

An appealing opportunity to acquire a block of picturesque, mixed deciduous woodland with partial stream boundary. Approached by a right of way over an access track that is shared with other sections of adjoining woodland, Repair and maintenance costs to be by user. Hawkens Wood is the furthest from the highway and stands on a south facing valley side with varieties including Ash, Hazel, Chestnut, Oak, Lime and Hawthorn.

It should be noted that an Enforcement Notice dated 10 July 2024 under reference EN22/01247 is in place, requiring the cessation of residential use, the removal of items and structures, along with the completion of associated remediation works. Please refer to the Notice in the Auction Pack for details and it should be noted that no removal or remediation works have been undertaken by the vendor. Prospective purchasers are advised to make their own enquiries and seek independent legal advice prior to purchase.

ACCESS

A right of way exists to the public highway. Further details in the legal pack.

EASEMENTS, BOUNDARIES, RIGHTS ETC

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. A plan which is not to scale, is included with these sale particulars for identification purposes only. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way.

Please refer to the Auction Pack for Covenants, other Rights and matters in the Search and Hazard Summary Report.

VIEWINGS

Strictly and only by prior appointment with Stags on 01208 222333, who will provide instructions. All viewings are undertaken entirely at the individuals own risk. Please adhere to the country code at all times, keep dogs on leads and children under supervision

DIRECTIONS

Proceed to the car park for Shell Woods and park. From here walk in a northerly direction to the gated access and from here on foot, along the shared right of way. Please do not stray from the access track until the woodland is reached.

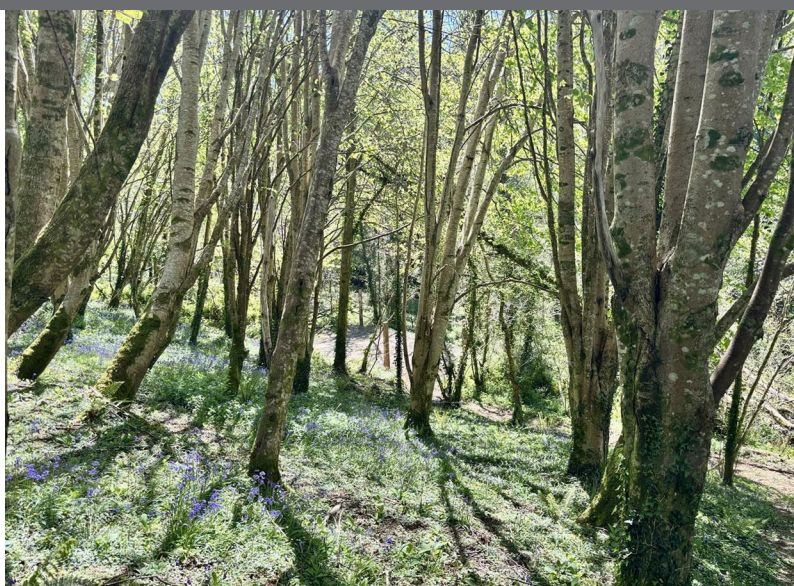
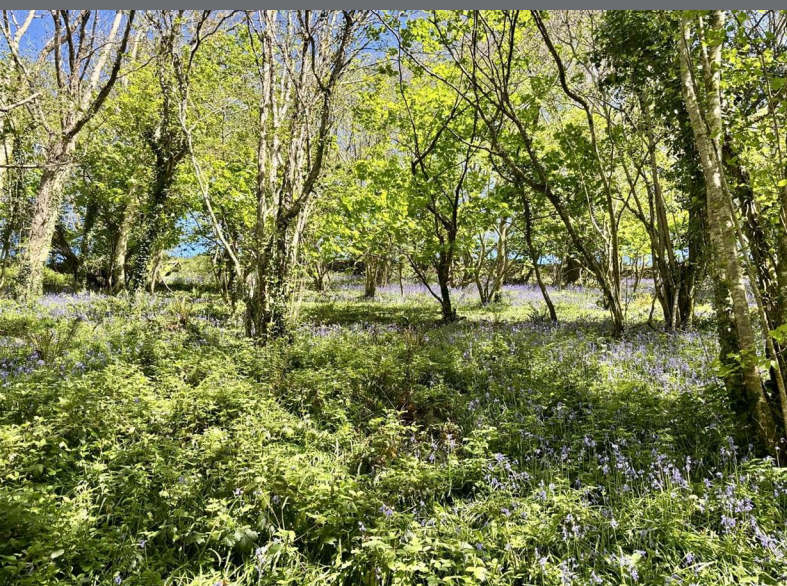
What3words: ///regarding.lunged.february

PROOF OF IDENTITY

Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person who 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 AND ADMINISTRATIVE 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.

AUCTION LEGAL PACK

A copy 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 bidders 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 bidders are strongly advised to inspect the legal pack which may/will contain material information regarding the property and to consult legal advice prior to bidding.

SOLICITORS ACTING

G and I Chisholm Solicitors. Bree Shute Court, Bodmin, PL31 2JE. FAO: Mr Trevor J Symons/Mrs Vanessa Morrish. Email: Vanessa.morrish@g-ichisholm.co.uk Telephone: 01208 74242.

COMPLETION DATE, TENURE AND POSSESSION

The completion date will be as dictated by the solicitor and included in the legal pack. Freehold with vacant possession.

DEFINITION OF AUCTION GUIDE

Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

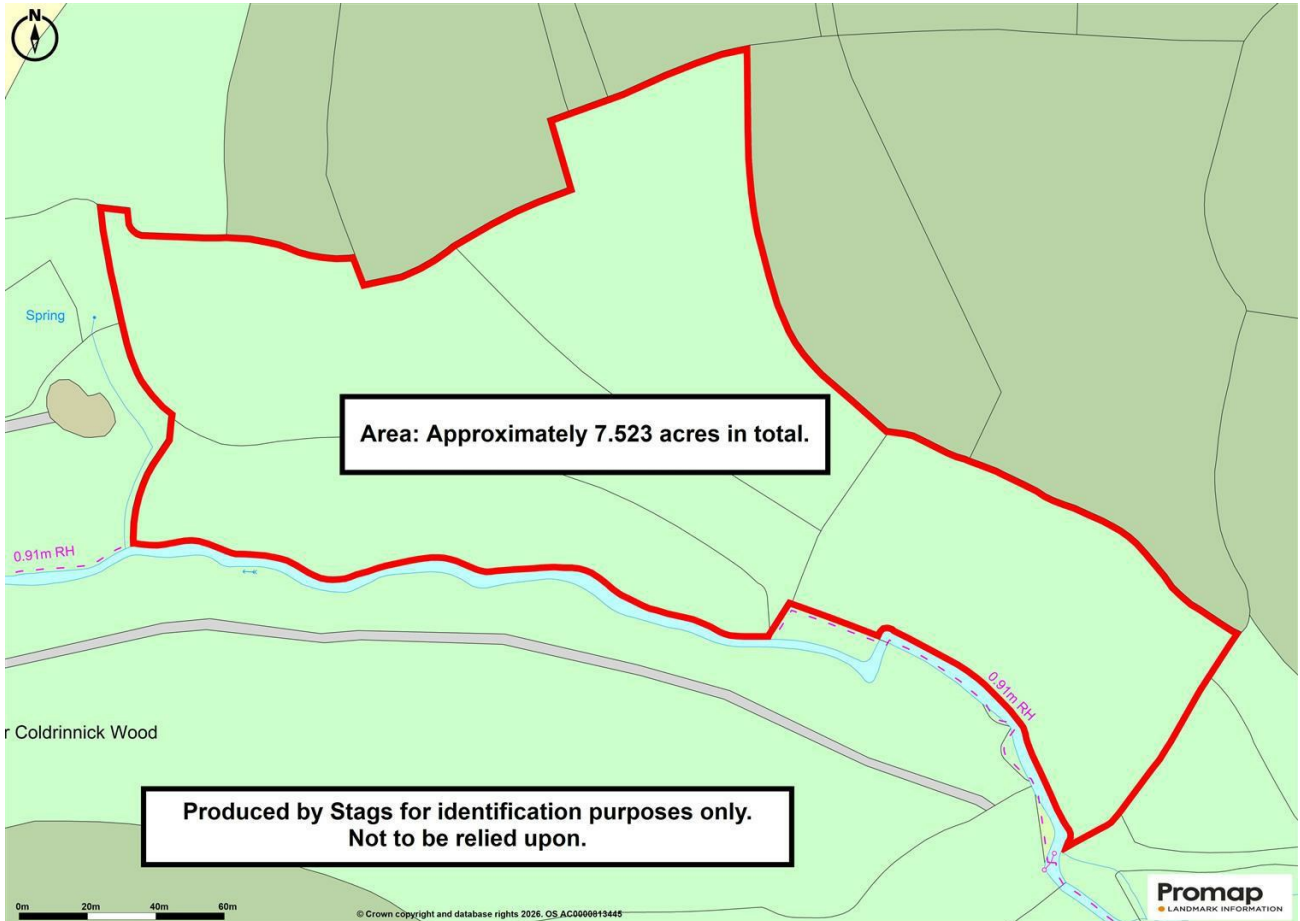
SPECIAL CONDITIONS OF SALE

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.

ACCESS ON LINE AUCTION

Interested parties are invited to bid through www.stags.co.uk homepage. Click on "Auctions" and then "Property and Land Auctions" and then register directly with Bamboo Proptech to gain access to the auction legal pack and bidding facilities.





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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.