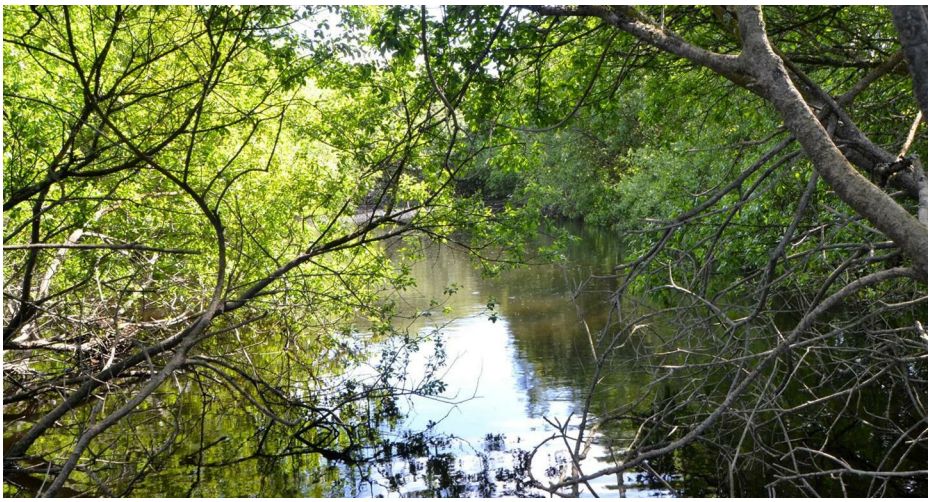


Land To West of Wheal Davey Farm

Land To West of Wheal Davey Farm, Wheal Butson, Mithian, St Agnes, Cornwall, TR5 0PT







St Agnes 2 miles Perranporth 4.5 miles A30(T) 2.5 miles

In pleasant rolling countryside near St Agnes, an opportunity to purchase a well hedged field with wildlife pond and stream border

- AUCTION GUIDE £30,000 TO £50,000
- Pasture Field
- Good Boundaries
- Gated Access
- Fine Views
- Attractive & Sheltered Wildlife Pond - about 0.20 of an Acre
- Natural Stream Border
- Total about 2.97 Acres
- Freehold
- Tuesday 1st December 2026. End Bidding Time 3 pm

Auction Guide
£30,000 - £50,000

METHOD OF SALE
Land to West of Wheal Davey Farm is offered for sale by Online Traditional Auction (unless sold prior.) The auction end date and time with Bamboo Proptech is 3pm on Tuesday 1st December 2026.
The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website - www.stags.co.uk on the auction page.

SITUATION
The field and pond are pleasantly situated in unspoiled rolling countryside about 2 miles to the south-east of St Agnes and 2.5 miles from a junction to the A30(T). It is situated with direct access from an unclassified country lane, in a pleasant, quiet and accessible position.

DESCRIPTION
Of a regular shape with good hedge boundaries and direct access off an unclassified country lane, the land is on a gentle west-facing aspect.

At the western end, in a delightful sheltered position, is a pond which extends to about 0.2 of an acre and which is currently encircled with Pittosporum and various trees and shrubs. Given its quiet and tranquil position, the pond is a natural haven for wildlife and indeed a wide variety of flora and fauna abound. Just outside the western boundary of the land is a small stream.

In total, the property extends to about 2.97 acres.

HIMALAYAN KNOTWEED
On the southern boundary of the land, is an area within which Himalayan Knotweed was growing and on which viewers will note that an eradication treatment has been applied.

PLAN
A plan which is not to scale and is provided for identification purposes only is included with these particulars.

SERVICES
Natural water supply on the western boundary.

VIEWING
Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Please take care around the pond.

DIRECTIONS
From the Chiverton Arms, take the B3277 towards St Agnes and after about 200 yards turn right towards Mithian. Drive for about 700 yards and take the first turning on the left towards St Agnes and Goonbell (blue sign). Drive for about another 700 yards and at the Y junction, bear right up the hill (unsignposted) and on the brow of the hill pass the entrance to Wheal Davey Farm and after about a further 20 yards there is a parking space on the left-hand side. The entrance to the field is a short distance further on, on the left-hand side.

PROOF OF IDENTITY
Under Money Laundering Regulations 2007, it is a requirement of Estate Agents to perform due diligence checks to any person who intends to bid at auction. There is a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

BUYER'S 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
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 preauthorisation 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 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 - please see the Mining Search - as would be common with the sale of a field, a site walkover is not being provided.

SOLICITOR
Stephen Scown Solicitors, Falcon House, Charles St, Truro TR1 2PH. FAO: Ms S Reynolds. Telephone: 01872 553131 Email: s.reynolds@stephens-scown.co.uk

COMPLETION DATE AND SOLD AS SEEN
As per the auction legal pack, the completion date is Monday 21st December or earlier on mutual agreement and the field will be sold as seen. Freehold with vacant possession.

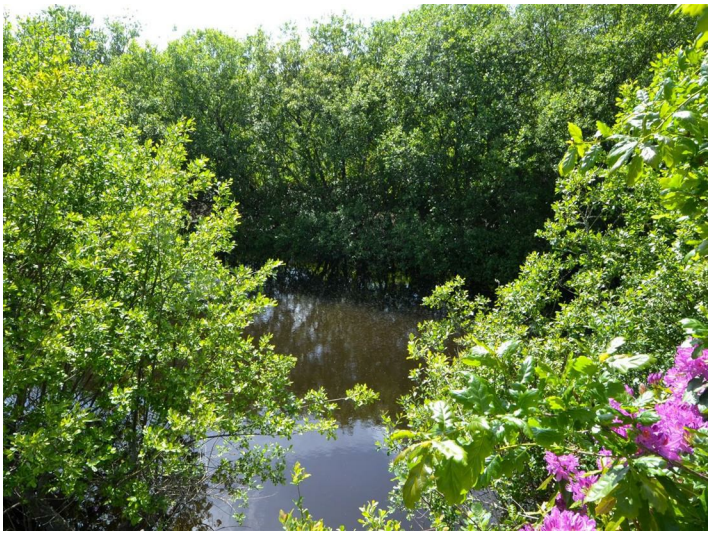
DEFINITION OF AUCTION GUIDE AND RESERVE
Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

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 THE ONLINE AUCTION
Interested parties are invited to visit www.stags.co.uk homepage. Click on "auctions" and then "online property" and "land auctions" and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.

PHOTOGRAPHS
Please note the photographs were taken in May and September.

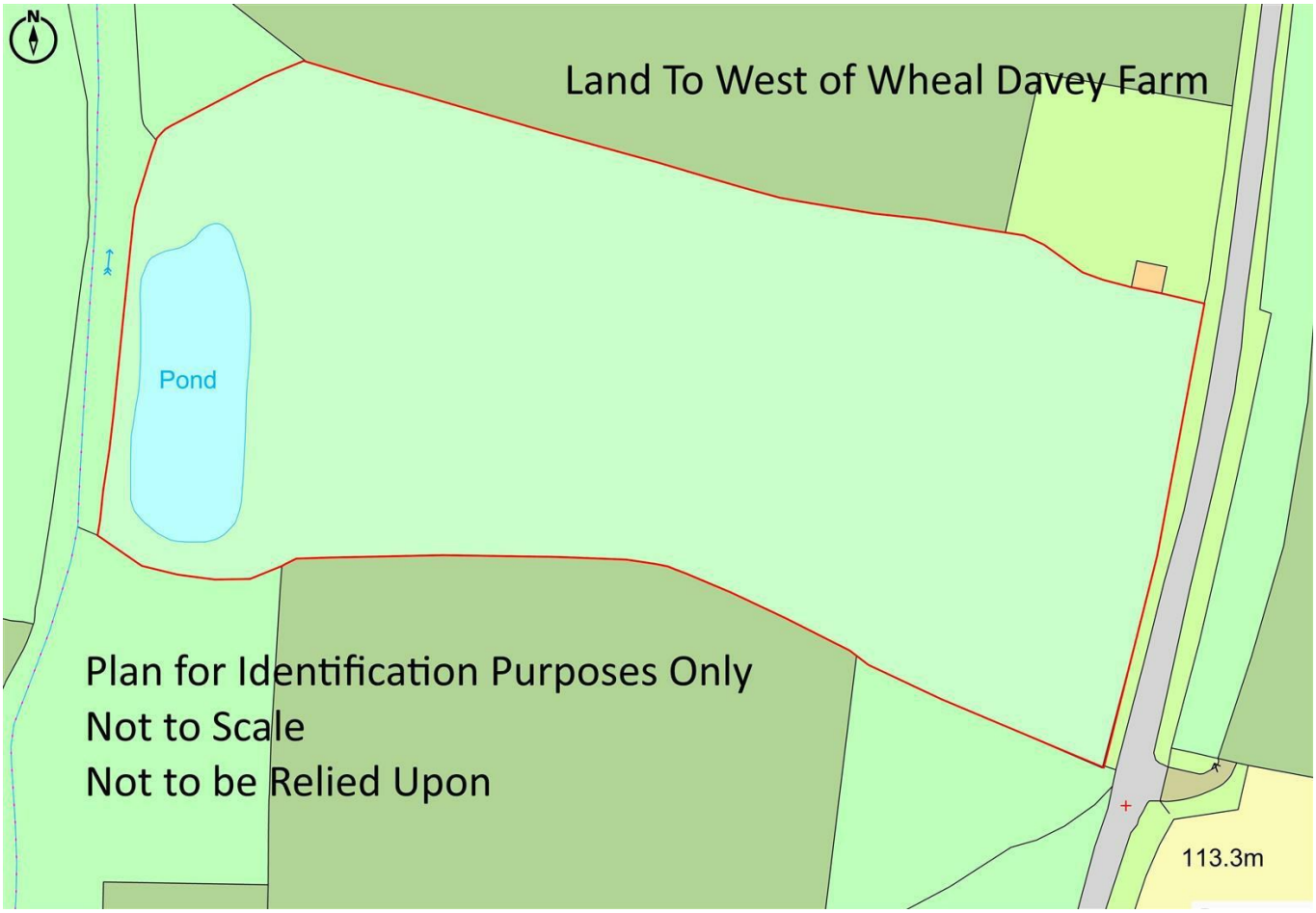




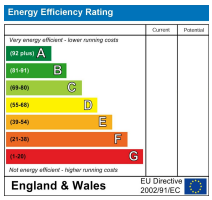








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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