KIVELLS

Valley View

St. Teath, Bodmin, Cornwall, PL30 3LG





Valley View

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Guide Price: £500,000

For Sale by Public Auction 18th November 7pm Lifton Strawberry Fields

Over 6000 sqft of buildings and 10 acres of land

Former care facility

No near neighbours on the edge of popular village location

3 detached buildings all included in the sale (positioned over two titles).

Large carpark with access through to fields running down into the valley

EPC's F, C & D

Pre-registration is required for ALL bidders, No approved AML check means you will not be able to bid



Situation

St. Teath

St Teath is a popular and attractive North Cornwall village, conveniently situated between the market towns of Wadebridge and Camelford, approximately 7 miles from Wadebridge and 4 miles from Camelford. The village offers a good range of everyday amenities including a public house, primary school, church and community facilities.

The picturesque North Cornwall coastline is within easy reach, with the popular destinations of Port Isaac, Polzeath, Rock and Padstow offering beautiful beaches, coastal walks and a wide range of leisure facilities.

The nearby A39 provides excellent road connections throughout North Cornwall, while the A30 offers onward access to Exeter and the national motorway network.

Rendle House and Valley View Farm occupy a peaceful rural position just to the south of St Teath, enjoying attractive countryside views, privacy and a feeling of seclusion whilst remaining conveniently close to the village and surrounding coastal attractions.





Description

AN EXCEPTIONAL RESIDENTIAL CONVERSION OPPORTUNITY COMPRISING THREE DETACHED BUILDINGS EXTENDING TO OVER 6,000 SQ FT, SET WITHIN APPROXIMATELY 10 ACRES OF LAND.

A rare and exciting opportunity to acquire a substantial collection of three detached buildings occupying a wonderfully private position on the outskirts of the popular village of St Teath, with extensive gardens, parking and approximately 10 acres of attractive pasture and woodland.
Formerly operated as a residential care facility, the property offers considerable scope for conversion, reconfiguration or redevelopment to create an impressive private residence, multiple individual dwellings or a multi-generational living arrangement, subject to obtaining the necessary planning permissions and statutory consents.

The accommodation is arranged across Rendle House, Valley View House and the Annexe, each offering its own character and flexibility. The buildings are principally arranged as residential accommodation with numerous bedrooms, bathrooms, kitchens and communal living areas, providing an excellent starting point for purchasers considering alternative residential uses.

The layout of the site, with its substantial parking areas and established gardens, provides opportunities to create individual residential settings, while retaining generous outside space and an attractive rural outlook.



Description

In addition to the existing accommodation, purchasers may wish to investigate the potential for further development within the existing built area of the site, subject to planning consent. The surrounding land extends westwards into an attractive valley, divided into three fields with a copse at the valley bottom, offering an appealing combination of privacy, amenity space and potential for agricultural, equestrian or recreational uses, subject to any necessary consents. The property enjoys a peaceful setting with no immediate residential neighbours, yet remains conveniently situated for St Teath and the wider North Cornwall coast.

Planning and Existing Use

The property was most recently operated as a residential care facility and has a planning history associated with residential institutional accommodation, extensions and additional residential buildings. Prospective purchasers are advised that the existing use of the buildings as a care facility does not automatically establish consent for conversion into individual private dwellings or other alternative uses. The property offers considerable potential for residential conversion, subdivision or redevelopment, subject to obtaining the necessary planning permissions, building regulations approval and other statutory consents. Purchasers are encouraged to make their own enquiries with Cornwall Council regarding the lawful planning use of the existing buildings and the suitability of the site for their intended purposes.

Tenure and Access

The property is offered for sale freehold and comprises two registered titles, CL79957 and CL81811. The property is sold subject to and with the benefit of the rights, easements, restrictions and reservations contained within the registered titles and associated conveyancing documentation.

Prospective purchasers should satisfy themselves regarding the existing access, boundaries and any arrangements required for a proposed subdivision or alternative use.



Accommodation

Please note, full accommodation details are available online.

Auction Information

REGISTRATION:

Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION. It takes less than 5 minutes to complete. Please visit our website for more information: www.kivells.com/bidder-registration. Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

ONLINE BIDDING:

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

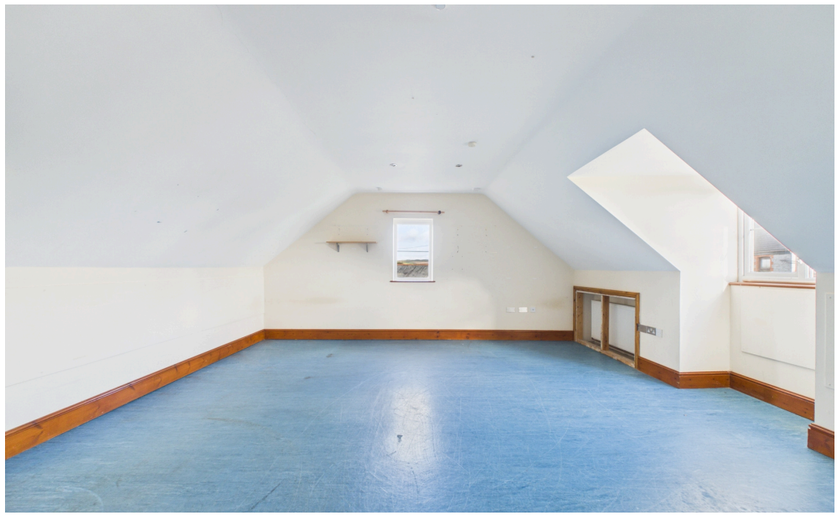
BUYER'S ADMINISTRATION FEE

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior. All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

PLEASE NOTE: The Buyer shall pay on completion the sum of £1,930.00 in respect of the searches; and c) The sum of £5,400.00 on account of a contribution towards the Seller's legal costs in the preparation of the auction pack.







Auction Information

SOLICITOR:

Derek Moore, Ashfords LLP, Tower Wharf, Cheese Lane, Bristol, BS2 0JJ

AUCTION PAYMENT:

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

LOCAL AUTHORITY:

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY:

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES:

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.







Auction Information

PLAN OF THE LAND:

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

GUIDE PRICES:

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Please scan QR Code for Legal Documents







Floor Plan

See The Layout

Ground Floor



Floor 0 Building 2

First Floor



Floor Plan

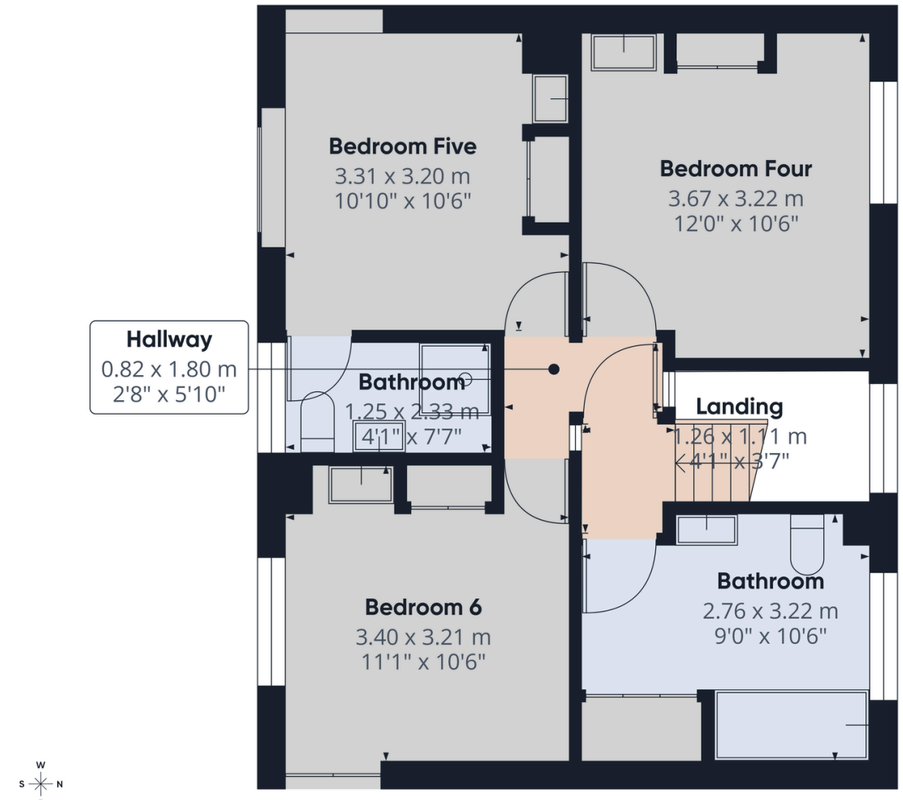
See The Layout

Ground Floor



Floor 0 Building 3

First Floor



Floor 1 Building 3

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Approximate total area(1)

49.4 m²
531 ft²

(1) Excluding balconies and terraces

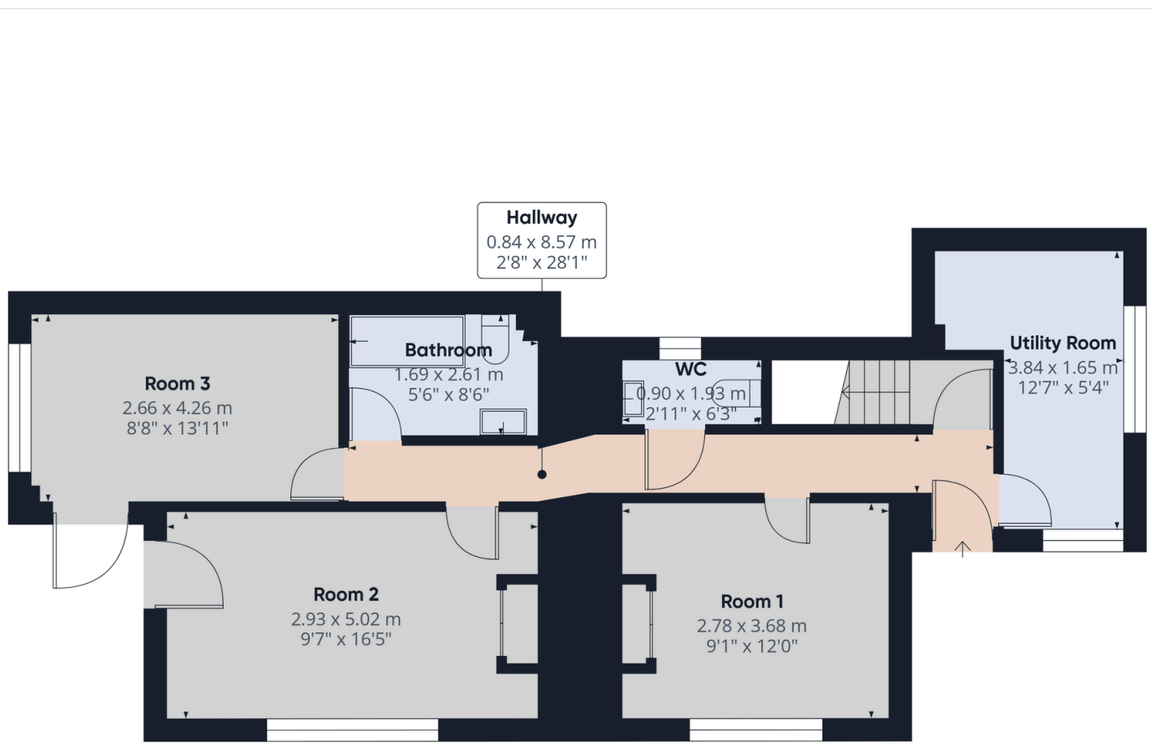
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor Plan

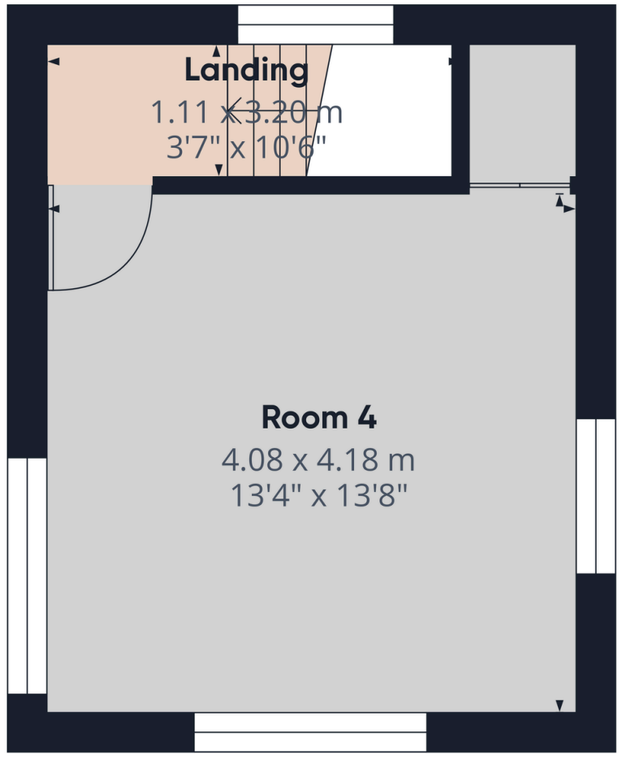
See The Layout

Ground Floor



Floor 0 Building 1

First Floor



Floor 1 Building 1

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Approximate total area(1)

20.2 m²
218 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

External Spaces

When you arrive at the property there is an expansive tarmacadam parking area for ten or more cars with location of bulk gas tanks which are security fence enclosed. There is a post and rail fence with gate leading into land and a further five bar vehicle gate to the side leading towards the properties with a pedestrian gate to the side. A further tarmac driveway leads along between both properties with a timber storage shed to the side, pedestrian path up to Valley View Farm with it's own enclosed patio area with post and rail fence and to the left hand side a grass area having the location of septic tank drainage. A post and rail fence leads into the grounds of Rendle House. There is a further grass area with seating, block paved pedestrian path to the front door and further slab paving leading around both sides of the property and the rear. To the rear is the sun terrace with expansive paving, outside tap, established hedge borders backing onto it's own land and open farmland. Immediately behind the property the path extends with a ramp to the rear door and also further lawn area. To the far side of Rendle House is a further tarmac pathway which leads down to a polytunnel with steel frame, in poor condition, but with six raised beds. On the other side of the path of the driveway entrance is Valley View Farm and the Annexe. The front garden is principally laid to lawn with brick feature wall and seating area, established Beech tree and further patio seating to the far end, all of which are in need of general attention.



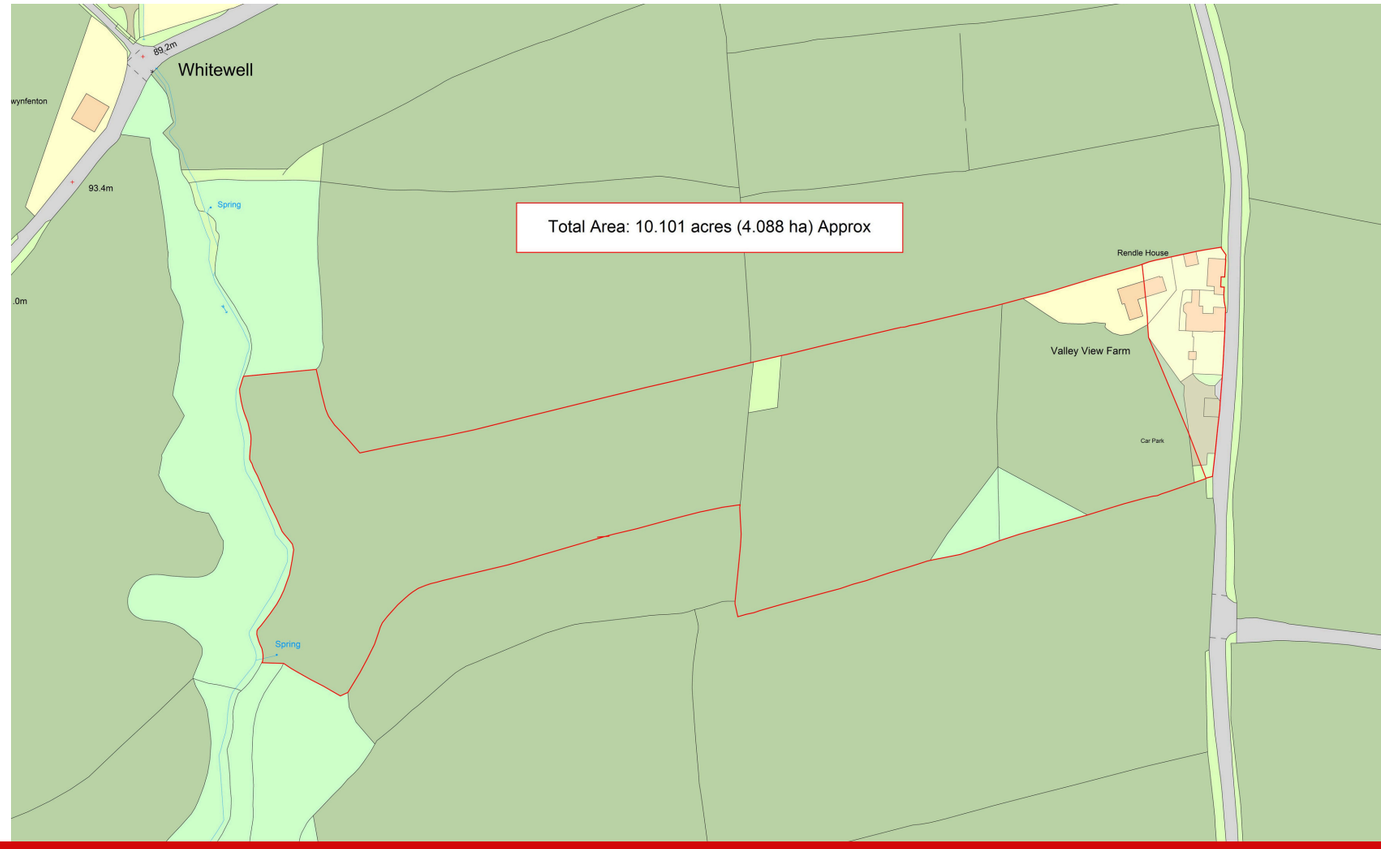
Outside

External Spaces

The rear courtyard immediately behind Valley View Farmhouse has a slate crazy paved patio area with further concrete pad, stone wall to the roadside and post and rail fence leading into the larger tarmac area in front of the Annexe.

The land extends to approximately 10 acres in total, including the buildings and their grounds, with the majority comprising attractive pastureland gently descending westwards into a picturesque valley. The land is principally arranged into three fields, enclosed by established hedgerows and natural boundaries, providing a delightful mixture of open grazing land and sheltered countryside. The fields offer potential for agricultural, equestrian or recreational purposes, subject to any necessary consents. At the bottom of the valley lies an attractive copse of established trees, creating a peaceful and secluded natural setting with considerable appeal for wildlife and nature enthusiasts. The combination of open pasture, mature trees and undulating countryside provides a particularly attractive setting for the property, with far-reaching rural views and a wonderful sense of privacy. The land is accessed from the main property grounds through a gated entrance, offering a rare opportunity to enjoy a substantial parcel of Cornish countryside alongside the existing residential buildings.





Additional Information

Useful Property Information

SERVICES:

Bulk LPG gas | Mains Water | Mains Electric | Private drainage.
Please note these services are shared across all buildings.

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: /// engineers.inflation.hamper

EE RATING: F, C, D
COUNCIL TAX BAND: F



DISCLAIMER:

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