

Land part Glebe Farm

Land part Glebe Farm, Gwennap, Redruth, Cornwall, TR16 6BD







Edge Village Lanner ½ mile Redruth 3 miles Frogpool 1½ miles

For Sale by Online Public Auction, a fine parcel of pasture land situated just outside Gwennap

- AUCTION GUIDE £150,000 TO £200,000
- 3 Pasture Fields & Deciduous Copse
- Natural Water Supply
- Mains Water Nearby
- Good Views
- Gated Access
- Total about 20.44 Acres
- Freehold
- Public Auction 2nd December 2026
- End Bidding Time 3:30 pm

Auction Guide
£150,000 - £200,000

METHOD OF SALE
The land will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date with Bamboo Proptech is 2nd December 2026 at 3.30pm. 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 land is accessibly situated just to the south-east of the popular village of Gwennap. It is situated with direct access from an unclassified country lane.

DESCRIPTION
All contained within a single block, the land comprises three good sized adjoining pasture fields with mature boundaries (there are some openings on the north-eastern boundary which will require stock proof fencing). Within the land is a copse where there is natural water supply (please see services below for mains water).

Generally, the land will be found to be in good heart and there are some fine views of the area. In total, the land part Glebe Farm extends to about 20.44 acres.

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

VIEWING
Strictly and only by prior appointment with Stags' Truro office on 01872 264488

SERVICES
Natural water supply. Please see the South West Water Plc Water and Drainage Search within the Auction Legal Pack which shows mains water on the edge of the village in close proximity to the western boundary of the land.

DIRECTIONS
From the church car park at the bottom of Gwennap, proceed up hill, passing the entrance to Carn View on the right-hand side. The land will then be seen on the left-hand side after a short distance – For Sale boards are posted.

What3words: /// musically.magpie.restrict

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 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 land, a site walkover is not being provided.

SOLICITOR ACTING
Nalders Solicitors, Farley House, 12 Falmouth Road, Truro, TR1 2HX. FAO: Ms Z Trethewey. Email zt@nalders.co.uk. Telephone 01872 241414.

COMPLETION DATE, TENURE AND POSSESSION
As per the auction legal pack, the completion date is Monday 21st December or earlier on mutual agreement. Freehold with vacant possession.

DEFINITION OF AUCTION GUIDE & RESERVE PRICE
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.

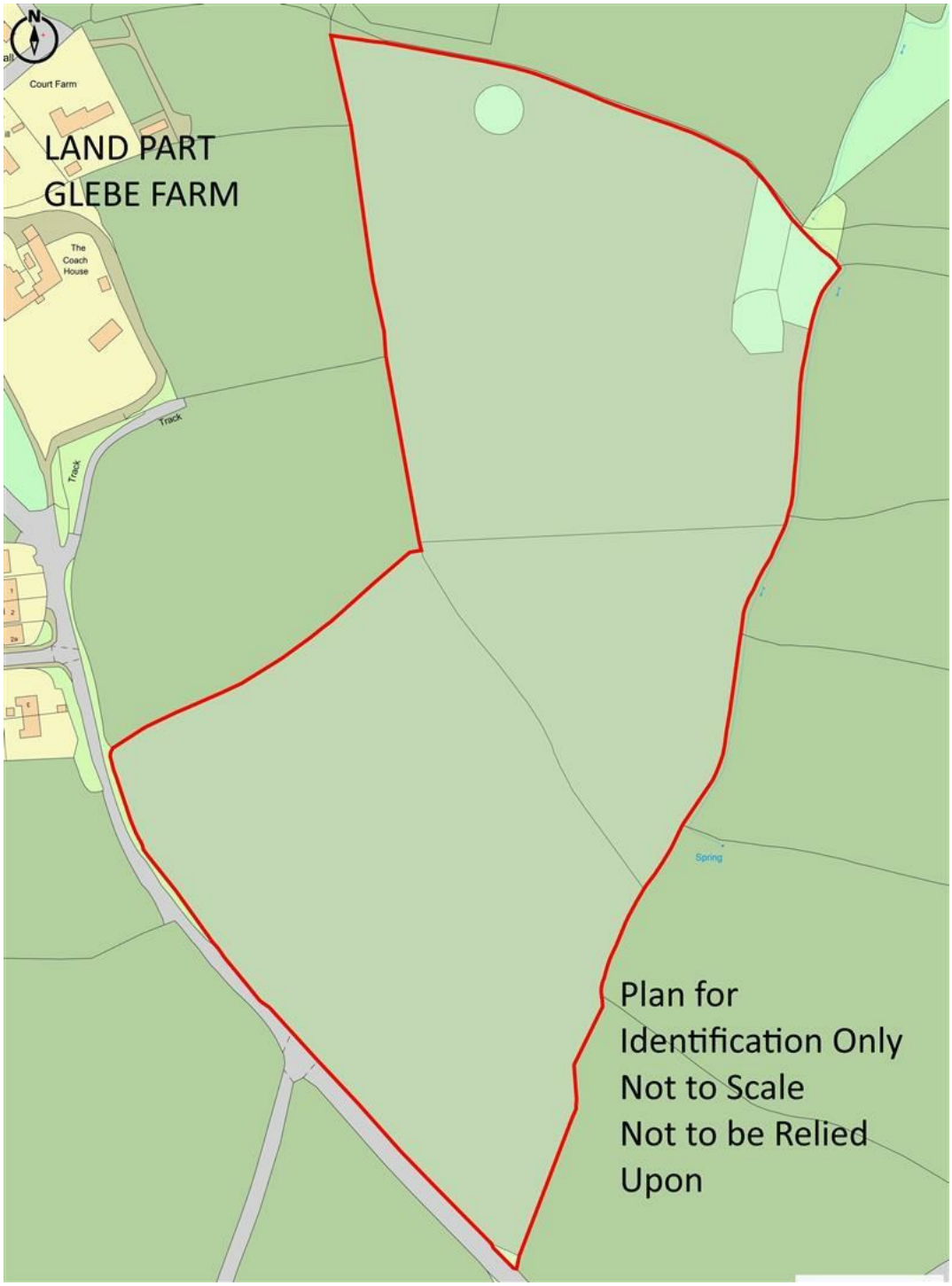






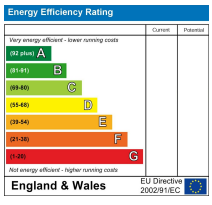






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

STAGS



61 Lemon Street, Truro, TR1 2PE
01872 264488
truro@stags.co.uk
stags.co.uk