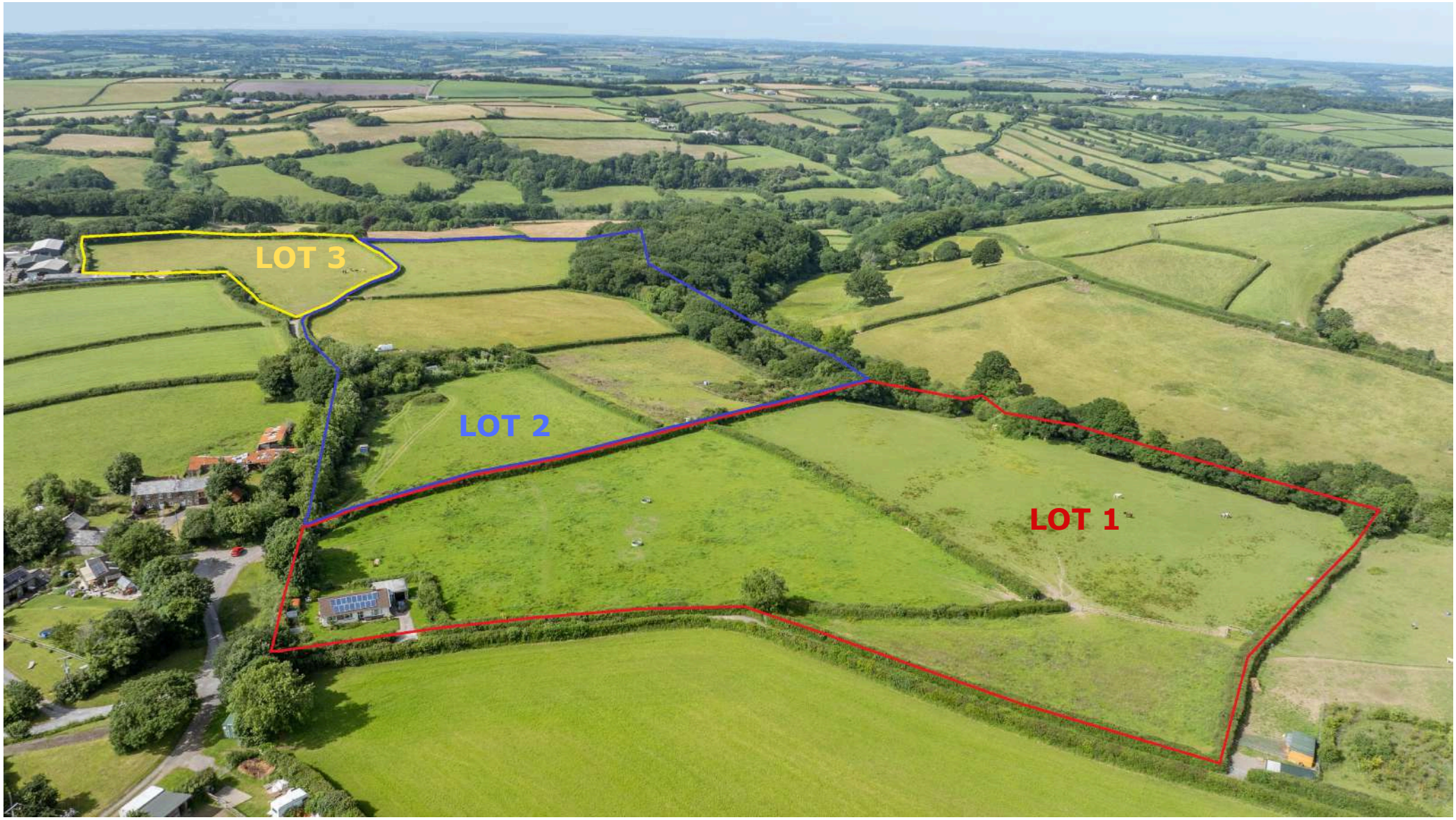
KIVELLS

Sandenbury

Kestle, Tregadilett, Launceston, PL15 7EY











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Auction For sale by Public Auction
On Wednesday 27th January 2027

In a lovely rural, yet accessible location a small holding with a three bedroom bungalow (AOC) in need of modernising, range of pole barns and some 40 acres of pasture land.

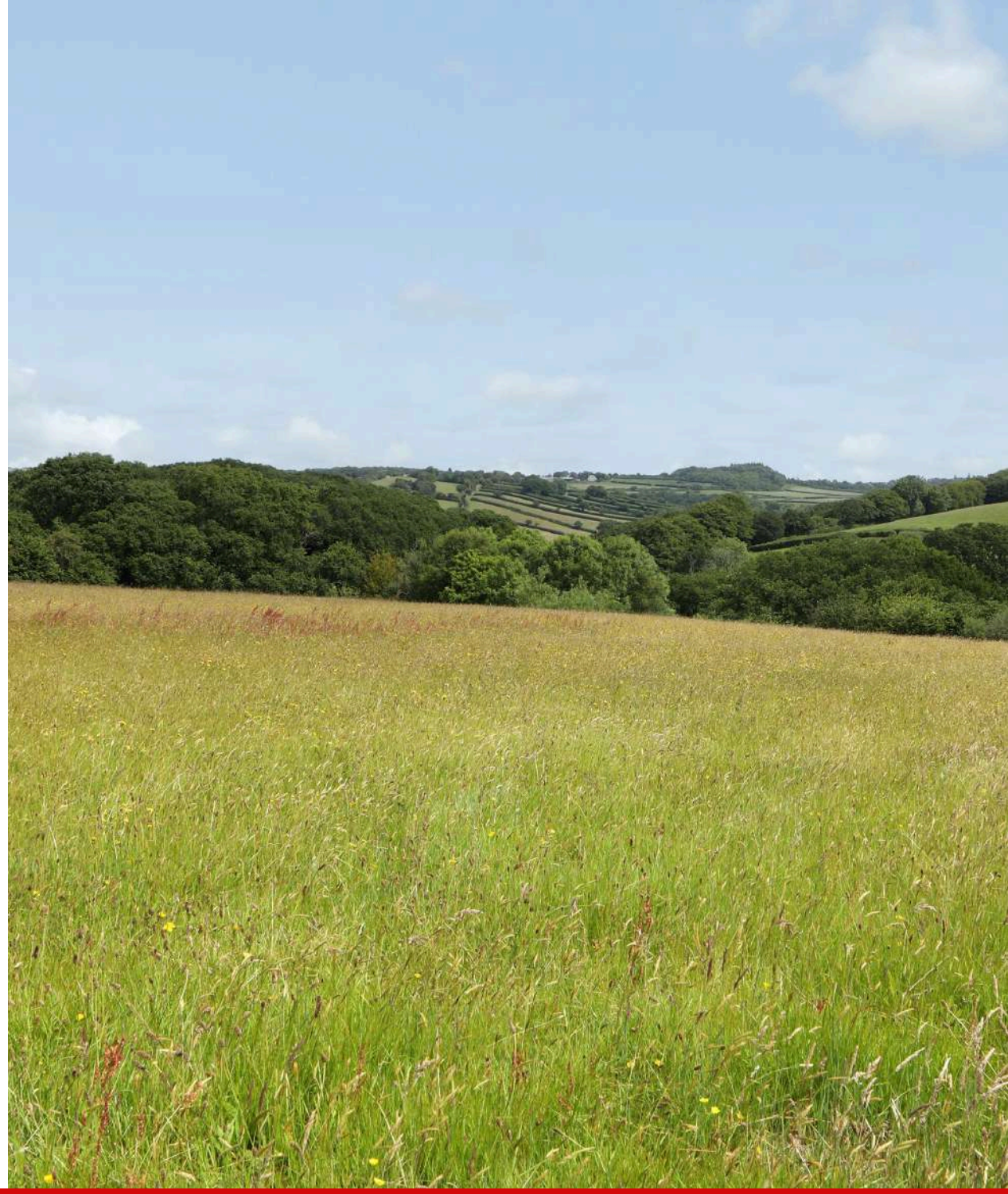
A fantastic blank canvas for sale in three lots.

Lot 1 | Three bedroom Bungalow (AOC) set in some 11.36 acres of pasture land. EPC Rating - D [68]
Guide Price £325,000

Lot 2 | Small range of outbuildings and just over 22 acres of pasture and woodland.
Guide Price £200,000

Lot 3 | Just over 7 acres of pasture land in a single enclosure.
Guide Price £70,000

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



Situation

Enjoying a convenient rural setting just west of the popular village of Tregadillett, which offers a good range of local amenities, including a primary school, church, village hall and popular public house. Trethorne Golf Club and Family Theme Park are also less than 2 miles away. The historic market town of Launceston, well known for its Norman castle, lies approximately 2 miles to the east and provides a more comprehensive range of shopping, educational and leisure facilities. The nearby A30, provides a direct route east to the cathedral city of Exeter and west towards Truro.

Description

Lot 1 | Three bedroom bungalow (AOC), set in some 11.36 acres (4.60 hectares) and coloured pink on the plan.

Sandenbury Bungalow is approached via a private driveway from the adjoining parish road and enjoys delightful far reaching views across the neighbouring valley. The property benefits from double glazing and roof-mounted solar panels (rented), whilst offering excellent scope for renovation and modernisation to create a wonderful home in an appealing rural setting. The accommodation comprises;

Side entrance door to **Inner Lobby**, door to **Garage** and **WC** and wash hand basin.

Dining Room | Fitted kitchen units to one side with sink and drainer. Fireplace with wood burner (and back boiler) and built in cupboards to either side, one housing a hot water tank and immersion heater.

Kitchen | Fitted with a range of matching cupboards and drawers with work surfaces over, sink and drainer and tiled surrounds. Integral hob with extractor hood over. Eye level built in oven. Space and plumbing for washing machine and dish washer.

Front Hall | Front entrance door. Passageway leading to

Sitting Room | Tiled fireplace with inset wood burner. Views over the front garden.

Bedroom 1, Bedroom 2, Bedroom 3.

Bathroom | Suite comprising panelled bath, WC and wash hand basin.

Gardens & Grounds | Approached from the parish road which leads to onto a concreted driveway to the front of the garage. From here a path leads to the front and side entrance doors. Lawned gardens wrap around the property shrub borders. There is a timber garden shed and greenhouse located to the rear.

The Land | Located to the east of the property, the land is accessed from the adjoining parish road on the lands southern boundary. Comprising a block of mainly level pasture which is divided into two principal enclosures with natural hedge bank boundaries.

Lot 2 | Range of outbuildings and approximately 22.07 acres (coloured blue on the plan).

Extending to just over 22 acres and is located to the north of the property. Access is via a track (right of way), which leads to a hardcore parking area and the small range of timber frame and corrugated sheet storage buildings. Water and power is connected along with an outside WC (with independent septic tank).

Pole Barn 1 | 77'5" x 25'11" max (23.6m x 7.9m max)
Timber and corrugated galvanised iron sheet cladding and sheeted doors to front.

Pole Barn 2 | 45'9" x 27'10" (13.94m x 8.48m)
Timber and corrugated galvanised iron sheet cladding and sheeted doors to front.

To the rear of here is a small 'garden/orchard' with a greenhouse and redundant static home (no planning permission and used for storage)

Pole Barn 3 | 60'10" x 31'6" (18.54m x 9.6m)
Open fronted timber and corrugated galvanised iron sheet cladding.

The land is mainly level or gently sloping pasture and divided into useful sized enclosures with natural hedge bank boundaries. There is about 7 acres of native woodland on the farms eastern boundary which provide a haven for wildlife, useful shelter for livestock and excellent supply of winter fuel.

Lot 3 | Approximately 7.07 acres (2.86 hectares) and coloured yellow on the plan.

Located at the end of the track (and right of way) is a single gently sloping pasture field with natural hedge bank boundaries.

Directions

Postcode = PL15 7EY
What3words = LOT 1 = /// oblinging.discrepancy.healthier.
LOT 2 = ///liver.forensic.magic.
LOT 3 = ///skinning.chop.steeped.

Viewings

Strictly by appointment only. Please call **01409 259547 or farms@kivells.com.**

Sandenbury - Floor Plan

Not to scale and for identification purposes only.



Ground Floor

Floor area 105.9 sq.m. (1,140 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™









Important Information

Services | Bungalow (Lot 1) - Mains water, mains electricity, private drainage.
Farm buildings (Lot 2) - Mains water and electricity connected.
Land (Lot 1) - Mains water connected to troughs.
Land (Lot 2) - Natural water supply (stream in woods).
Land (Lot 3) - No water supply is connected or available, however a mains supply maybe close by and we urge prospective buyers to make their own enquiries as to connection and cost of same.

Local Authority & Council Tax Band | Cornwall Council, Truro. Council Tax Band C.

Energy Efficiency Rating | D (68)

Planning Permission | The property is subject to an Agricultural Occupancy Condition.

Auction Venue & Date | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 27th January 2027** at 7pm.
Buyers are advised to attend by 6.30pm to register.

Registration | All bidders are required to pre-register to bid prior to the auction, this includes in room, online and proxy bidders. Online and proxy bidding will open 6 days prior to the auction and close at 12 noon on the day of the auction. Registration for online or proxy bidding will not be possible after this time.

As part of the bidder registration process you will be required to complete an anti-money laundering check. This is a step-by-step process and instructions are provided throughout the process.

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 £2,500 plus VAT (Total: £3,000 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.

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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.

Solicitor | Coodes Solicitors, Launceston.

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.

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.

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Sandenbury - Land Plan

Not to scale and for identification purposes only.

Land App

