



Winsor Lane, Kelly Bray. Callington.

`` AUCTION END 8TH AUGUST 2024 @ 12.00 ``

A rare and intriguing property with a number of outbuildings nestled within a favoured tucked-away rural location that now offers huge scope and potential for a range of schemes and uses, to include perhaps redevelopment, subject to all the necessary consents being obtainable. For further information and to book a viewing. Please Call Dawson Nott on 01579 550590.

Guide Price
£75,000 Freehold

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ESTATE AGENTS

Winsor Lane, Kelly Bray. Callington. PL17

Situation:- Kelly Bray is a village in east Cornwall situated one mile (1.6km) north of the town of Callington. The village has a post office/general store and pub, and is close to the very popular Engine House restaurant on Florence Road. Callington itself has two supermarkets, a range of high street shops and services, plus a school and college, health centre, bowling green and cricket ground. The village is on a main bus route that links Launceston in the north with Saltash to the south and the city of Plymouth beyond. There are train stations at Gunnislake (5 miles) and Calstock (7 miles) with links to London Paddington via Plymouth. The village is located on the edge of the Tamar Area of Outstanding Natural Beauty and partly within the Cornish Mining World Heritage Site. The National Trust estate of Cotehele and local beauty spot of Kit Hill are both easily accessible from the property.

Accommodation:-

Detached single storey building: We understand this building was inhabited up until recently and buyers must therefore make an rely upon their own investigations in this regard. There is also a large agricultural barn and range of further out buildings.

Tenure:-

Freehold with vacant possession.

Site Measurements :-

0.37 hectares (0.91 acres)

WHAT3WORDS :-

unafraid.claw.loudly

Important Information :-

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

Auction Legal Pack and Finance :-

Copies 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. It is the purchaser`s responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Price Information :-

Guides are provided as an indication of each Seller`s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

AGENTS Note:-

Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

