



Freehold Amenity Land

Tremeale, Daws House, Launceston PL15 7JG





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£15,000 *Guide Price*

For sale by Public Auction on Wednesday 24th June 2026

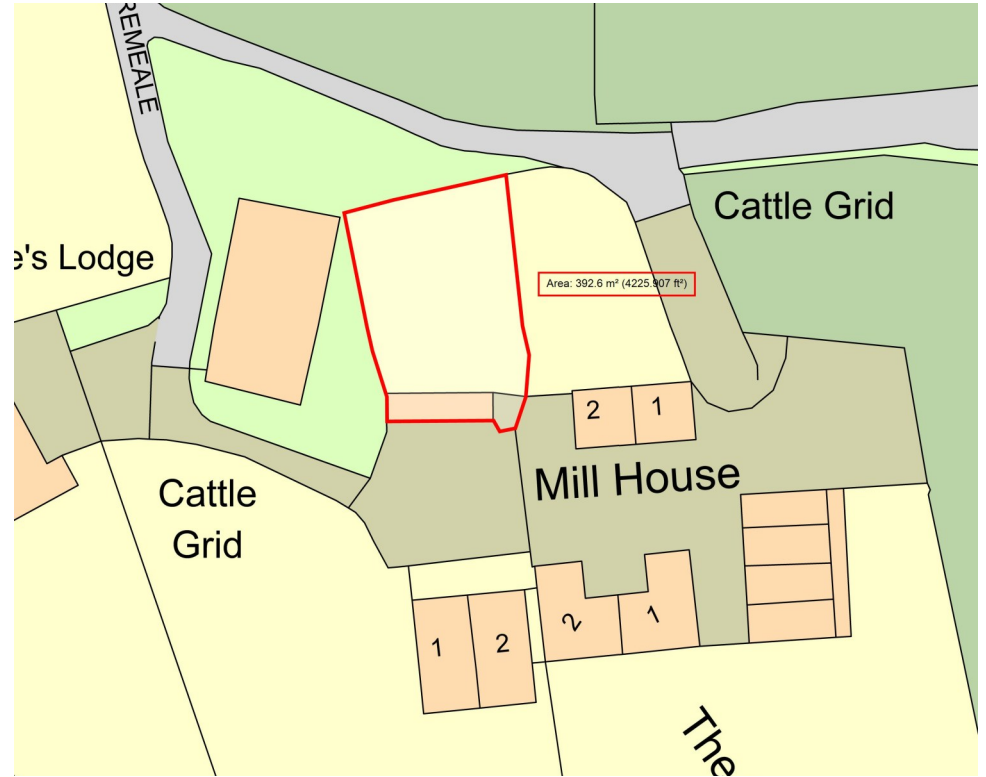
Parcel of freehold amenity land

Stone building offering huge potential subject to the necessary building consents

Swimming pool beneath the mature shrubs

Access via rural cul-de-sac

Offering tremendous recreational and lifestyle appeal



LOCATION

Tremeale occupy a rather special location situated at the end of a pretty country lane cul-de-sac taking access from the Launceston to South Petherwin B3254 road, just one mile south of the A30 dual carriageway spine road through Cornwall and Devon. Within ease of access are the social, commercial and shopping facilities of the town of Launceston and in the opposite direction the facilities of the favoured South Petherwin village including country pub, village Primary School, Church and Chapel. The convenience of the A30 provides ease of access to the city of Exeter, 44 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 28 miles to the south providing Continental Ferry Port and Intercity Rail Link. In all directions from Launceston there is scenery of outstanding natural beauty.



DESCRIPTION

We are delighted to present this parcel of freehold amenity land, occupying a peaceful and tucked away position. The land extends to approximately 4,225 sq ft (0.097 acres) and has the added bonus of a detached stone building which offers huge potential subject to obtaining the necessary building consents. Underneath the mature shrubs and trees there is a swimming pool which is currently overgrown.

SERVICES

The prospective purchasers should make their own enquires to the cost and availability of services.

VIEWINGS STRICTLY BY APPOINTMENT ONLY

Please ring 01566 777 777 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

TENURE

Freehold

AGENTS NOTE

Electricity meters serving the neighbouring properties are located within the pool barn. The neighbouring properties also have additional electricity meters within their respective cottages. If required, the new owner of the pool area may choose to relocate the meters to the exterior wall facing the open space.

DIRECTIONS

What3Words – waving.stuns.proves

AUCTION VENUE AND DATE

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June 2026 at 7pm.

REGISTRATION

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and

Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017. Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

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.

SOLICITOR

Ben Mitchell of Parnalls, Launceston—01566 772 375

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 be 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 AND 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.

LAND PLAN

Not to scale and for identification purposes only.

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.

AGENTS NOTE

Please note that there are a number of covenants on the area of land being sold which is available within the Auction Pack to review which can be downloaded from our website.



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kivells.com

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