



**Lunways, Kellacott,
St. Giles-on-the-Heath, Launceston, PL15 9SW**

Auction Guide Price £100,000 to £125,000 Freehold





Former market garden smallholding with no near neighbours, range of outbuildings and onsite static caravan

- Sale by Public Auction- 9th June 2026
(unless sold prior)
 - 2 Bedroom Static Caravan
 - Range of Outbuildings
- Adjoining 5.8 Acres of Pasture
- No Immediate Neighbours
- Less Than 3 Miles From A30
- In all 7.3 acres (or thereabouts)

METHOD OF SALE The property is to be sold by Public Auction (unless sold prior) on Tuesday 9th June at 2.30pm at The Guild Hall, Launceston, Cornwall, PL15 7AR. The property will be sold subject to an undisclosed reserve and the vendor reserves the right for the Auctioneer to bid in the usual way on their behalf up to the reserve.

The winning bidder will need to deposit 10% of the purchase price (or a minimum fee of £5,000 whichever is the greater) on the date of the Auction. The deposit has to be paid to DJR Estate Agents & Auctioneers as the acting Auctioneer and can only be paid in the form of a cheque or bank transfer. Completion will take place 28 days later (or earlier by mutual agreement). Failure to complete will constitute a breach of contract.

All buyers must register with the Auctioneers prior to or on the day of the Auction. Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an Auction, therefore

the bidder will be required to provide 2 forms of identification at the Auction, a photo ID (passport or driving licence) and proof of address (recent utility bill or bank statement dated within the last 3 months, not a mobile phone bill). If the property is being purchased through a business we will need to see proof of the company's registration through Companies House and ID for all Directors.

SITUATION Set in the rural hamlet of Thornmoor, 4 miles from the popular village of Lifton with amenities including an award-winning farm shop, doctors, primary school and thriving village community hall. More comprehensive shopping facilities can be found at Launceston some 5 miles distant.

The A30 is 3 miles away at Broadwoodwiger, linking the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5, a mainline railway station serving London Paddington and an international airport.



DESCRIPTION A most exciting opportunity to purchase a former market garden smallholding, which has a range of redundant polytunnels and a useful range of timber storage sheds. There is a 2 bedroom static caravan, which was occupied for over 25 years, though has been unoccupied for the last 3 years. The dimensions of all the buildings will be found on the floorplan.

OUTSIDE Set back from the quiet parish road with a five bar gate leading into the parking area for numerous vehicles and access to the useful range of storage barns.

A further pathway leads to the range of redundant polytunnels (the majority of which need recovering), further outbuildings and the spacious 2 bedroom static caravan which has had additional structures built around it.

From the parking area there is access to the pasture which is divided into three enclosures with hedge and fence boundaries identified on the land plan.

VENDOR'S SOLICITORS Messrs WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD Tel: 01566 772451 Email: rebeccastanbury@wbw.co.uk

LEGAL PACK An auction pack will be available to view at DJR Estate Agents or contact WBW Solicitors, who will be able to send out the auction pack electronically. It is the purchaser's responsibility to inspect the legal pack, make all necessary enquiries, take legal advice and conduct any surveys prior to the auction date.

LOCAL AUTHORITY Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG Tel: 01237 428717.

SERVICES Main water connected. There is no electricity

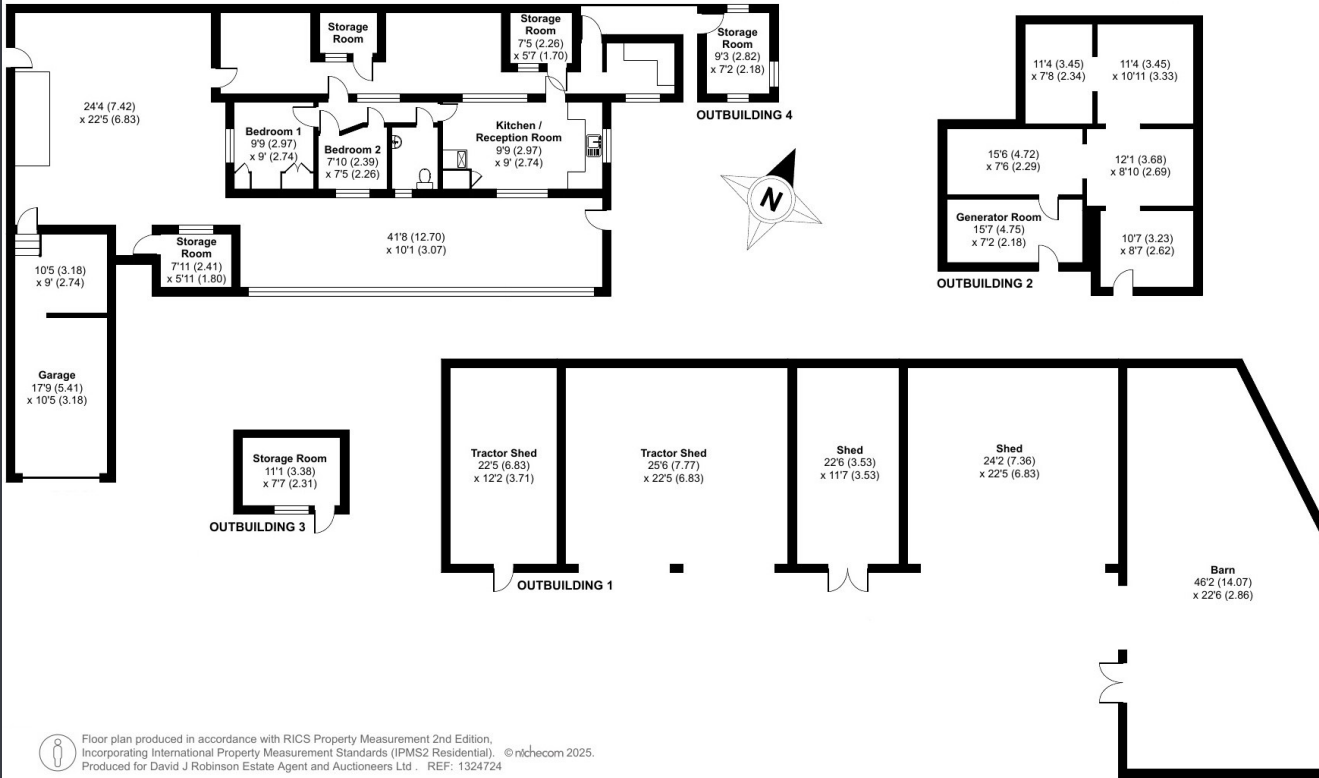
supply to the site and is understood to have private drainage, but it is up to the purchaser to satisfy themselves as to the availability of these services and connection costs thereto.

VIEWINGS Block viewings will take place by prior appointment with the Auctioneers, DJR Estate Agents and Auctioneers. Please contact the office for dates and times.

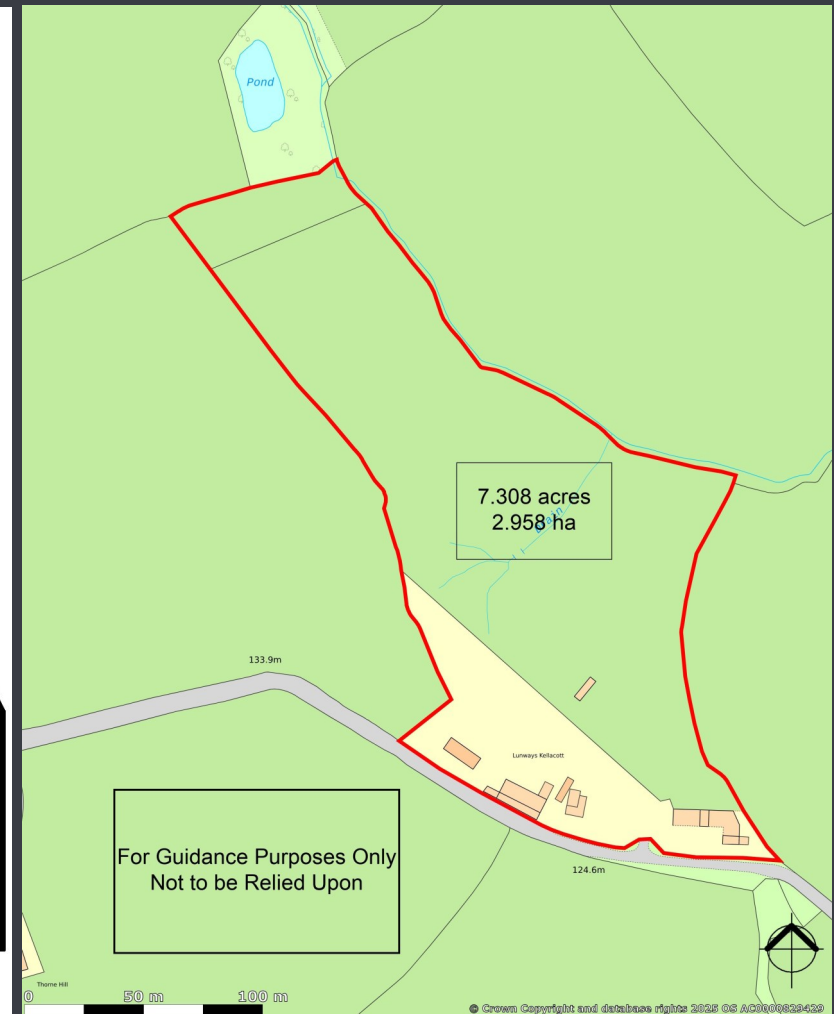
DEFINITION OF GUIDE AND RESERVE PRICE

- Guide Price(s) are an indication of the seller's expectation.
- Reserve Price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.

Approximate Area = 2081 sq ft / 193.3 sq m
 Outbuilding(s) = 3492 sq ft / 324.4 sq m
 Garage = 295 sq ft / 27.4 sq m
 Total = 5868 sq ft / 545.1 sq m
 For identification only - Not to scale

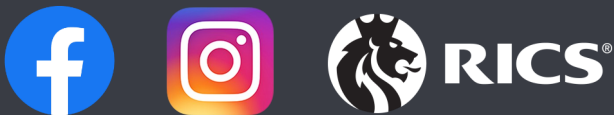


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1324724



For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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