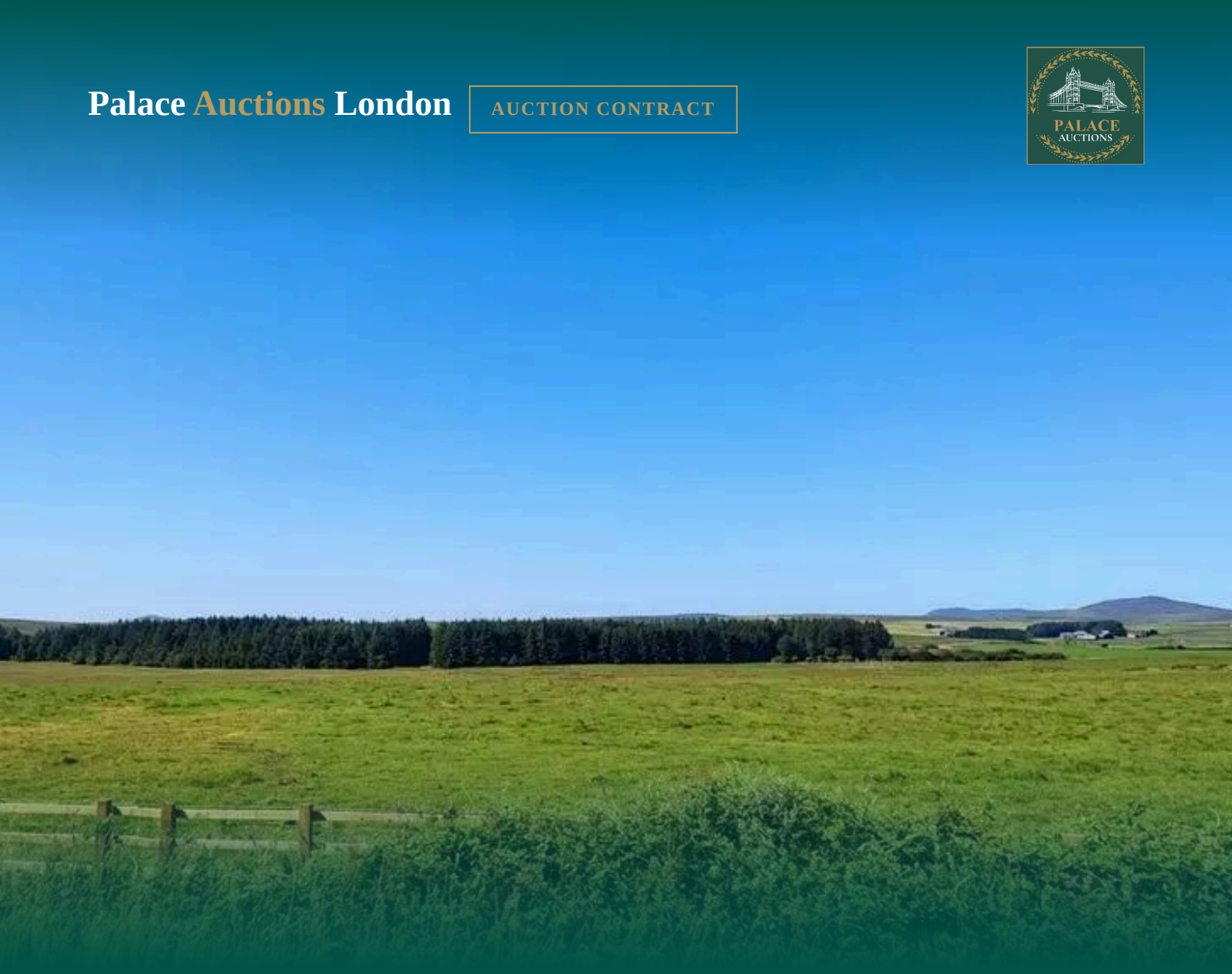
Palace Auctions London

AUCTION CONTRACT



AGRICULTURAL AND AMENITY LAND · AVAILABLE NOW UNDER AUCTION CONTRACT

49 Acres of Land at Bolventor

Sprey Moor, opposite Bolventor Church, Bodmin Moor, Cornwall PL15 7TY

GUIDE PRICE	AREA	PRICE PER ACRE	POSSESSION
£75,000	**49 acres**	**c. £1,530**	**Vacant**
Freehold	about 19.8 hectares	at the guide price	no tenancies

A substantial block of open moorland and grazing land beside the A30 at Bolventor, in the heart of Bodmin Moor and close to the famous Jamaica Inn – offered freehold with vacant possession.

The land

About **49 acres (19.8 hectares)** of freehold land on Bodmin Moor, offered at a guide price of **£75,000** – about £1,530 an acre.

The land lies on the north-west side of the A30 at Sprey Moor, opposite Bolventor Church and a short distance south-west of Bolventor and Jamaica Inn. It is a single block of open moorland and rough grazing, bounded in part by stone-faced banks, hedges and post-and-rail fencing, with wide views across the moor.

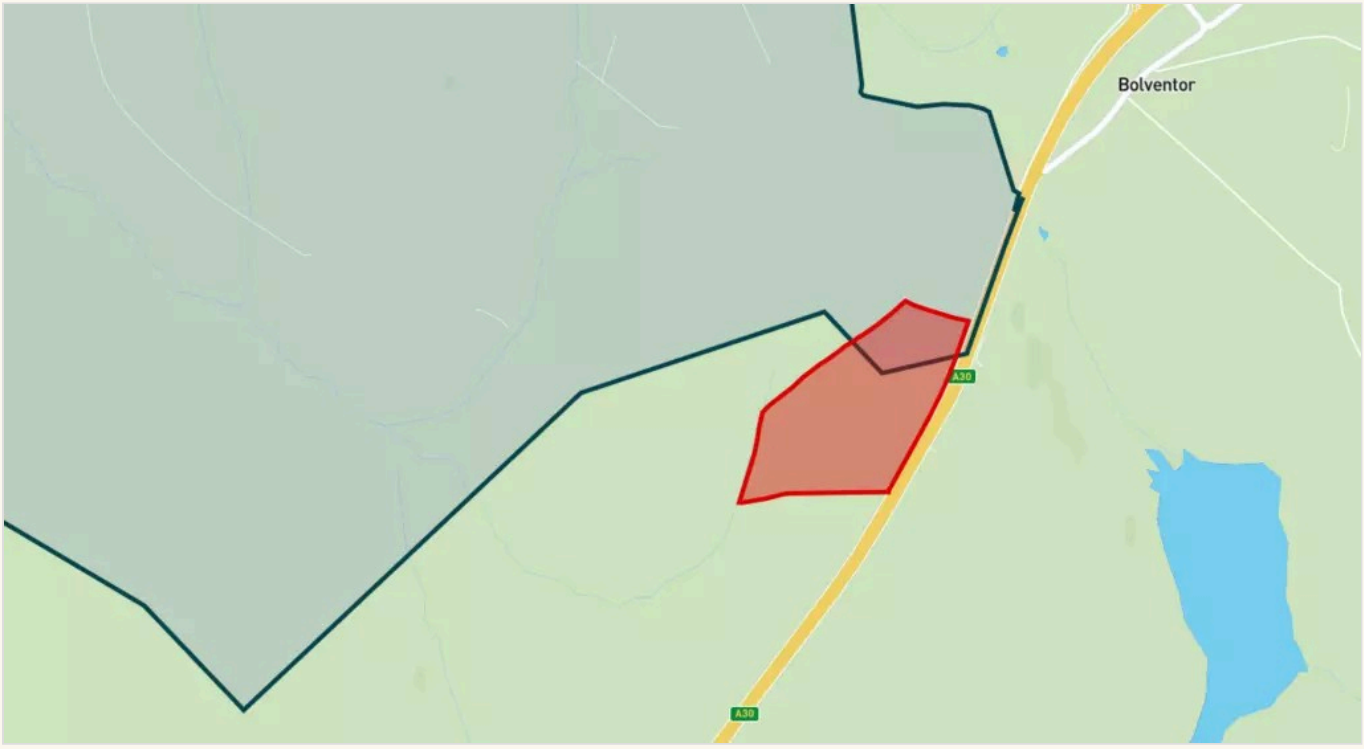
The land is sold with vacant possession and suits a range of buyers, including farmers and graziers, equestrian users, and investors looking for a long-term holding of land in one of Cornwall's best-known landscapes.

Key features

- About 49 acres (19.8 hectares) in one block
- Guide price £75,000 – about £1,530 an acre
- Freehold with vacant possession
- Beside the A30 at Bolventor, near Jamaica Inn
- Access from the adjoining public road
- Open moorland and rough grazing
- Suited to grazing, equestrian and amenity use
- Long-term investment potential

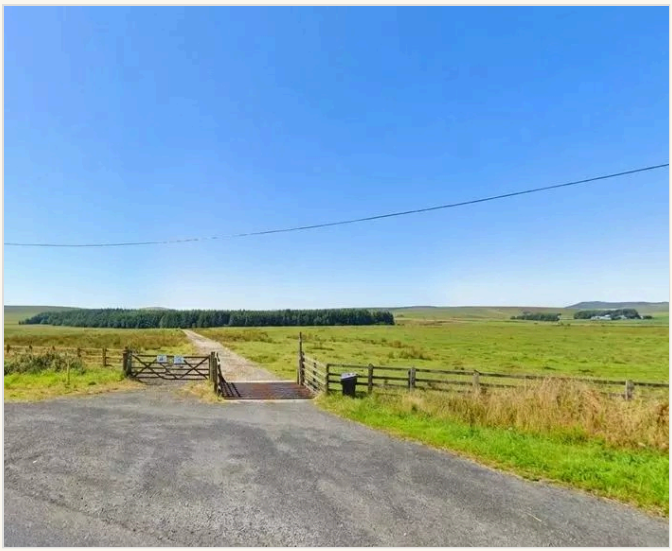
Summary

Area	About 49 acres / 19.8 ha
Tenure	Freehold
Possession	Vacant – no tenancies
Current use	Moorland and rough grazing
Services	None known – buyers to make enquiries
Local authority	Cornwall Council
what3words	///specifies.describe.spurring



The land is shown edged red. The shaded area outlined in dark green is adjoining land and may be subject to a designation – buyers should check. Plan for identification only – not to scale.

Photographs






Location

Bolventor sits at the centre of Bodmin Moor, beside the A30 – Cornwall's main trunk road – roughly midway between Bodmin and Launceston, with Liskeard to the south-east. The hamlet is home to the historic Jamaica Inn, made famous by Daphne du Maurier's novel. Much of Bodmin Moor lies within the Cornwall National Landscape.

Access and transport

- Beside the A30, linking Bodmin, Launceston and the M5 at Exeter
- **Bodmin** and **Launceston** each about 10–11 miles
- **Bodmin Parkway** station for main-line trains to London Paddington

Possible uses

- Grazing for sheep, cattle and ponies
- Equestrian and leisure use
- Long-term land investment
- Any change of use or development is subject to planning permission and any designations

Method of sale and buyer's costs

Method of sale	Available now under an unconditional auction contract, on the Palace Auctions terms and conditions. This land is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately
Guide price	£75,000
Tenure	Freehold, with vacant possession on completion
Designations and rights	Buyers should check with Cornwall Council and Natural England whether any part of the land is subject to designations, common land registration, rights of common or open access
Completion and legal pack	Completion as set out in the Special Conditions of Sale. Title and legal documents available on request
Viewing	The land may be viewed on foot during daylight hours with a copy of these particulars. Please take care, close all gates and do not enter with vehicles. Please let us know before visiting

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any further charges payable by the buyer are set out in the Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change. These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for illustration only. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Special Conditions of Sale.

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