



## Land At Restineas, Garker, Tregrehan, St Austell PL26 8YA

- FOR SALE BY INFORMAL TENDER
- CLOSING DATE 5PM FRIDAY 14TH JANUARY 2022
- APPROXIMATELY 2.237 ACRES (0.905 HECTARES)
- PASTURE LAND

**Guide price £50,000**



## INFORMAL TENDER

This property is to be sold by informal tender. The Tender date is Friday 14th January 2022 at 5.00pm. All offers should be submitted on the tender form which are attached to our pdf brochure, forms are also available via request.

Offers can be posted to our offices, or sent by email to [tj@millers-commercial.co.uk](mailto:tj@millers-commercial.co.uk)

## LOCATION

The site consists of a single parcel of land situated on the western fringe of the world renowned Eden Project, it is possible to walk in to the heart of the site within a few minutes. The nearest town is St Austell which provides a wide range of amenities, including a mainline railways station.

The land is also located adjacent to a section of the 'Clay Trails', these provide generally traffic free pathways in central Cornwall that are enjoyed by walkers, cyclists and horse riders: <https://www.claytrails.co.uk/about-clay-trails>

## DESCRIPTION

The parcel of land is currently laid to pasture but could be suitable for other uses including leisure/tourism, subject to the necessary consents. The land is gently undulating and is accessed via a tarmac lane from the hamlet of 'Garker', the final approach to the land is via an inclined unmade lane. The elevated position provides far reaching views across St Austell Bay, particularly towards the Gribben headland.

Approximately 2.237 acres (0.905 hectares).

The land shaded blue is the right of way from the adjacent lane which this property benefits from.

## VIEWINGS

Interested parties are welcome to view the property after notifying the agents. We recommend that cars are parked in Garker and viewers walk to the land from here. Whilst the lane is passable to vehicles, there is currently no parking available adjacent to the lane/property.

## LEGAL COSTS

Each party to bear their own costs.

## SERVICES

We understand the land is not currently serviced.

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable. For the avoidance of doubt, the land is not elected for VAT.



## EPC

EPC Exempt.

## CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email [th@millers-commercial.co.uk](mailto:th@millers-commercial.co.uk) or

Will Duckworth on 01872 247034 or via email [wd@millers-commercial.co.uk](mailto:wd@millers-commercial.co.uk) or

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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# Miller Commercial



**INFORMAL TENDER / BEST AND FINAL OFFER**

**SUBJECT TO CONTRACT**

**SALE OF:** Land at Restineas, Garker, St Austell, Cornwall PL26 8YA  
Title number CL64533

**CLOSING DATE:** 5.00pm, Friday 14<sup>th</sup> January 2022

**Tenderer's Name:** .....

**Address:** .....

**E-mail Address:** .....

**Work Number:** .....

**Mobile Number:** .....

**Home Number:** .....

**DETAILS OF OFFER**

**AMOUNT OF OFFER:** .....

**NON-REFUNDABLE DEPOSIT IF ANY:** .....  
(PAYABLE UPON ACCEPTANCE)

**CONDITIONS  
(TICK AS APPROPRIATE)**

CASH OFFER ☐  
OR  
SUBJECT TO FINANCE ☐

**IF SO AMOUNT OF FINANCE:** .....





SUBJECT TO PLANNING ☐

DETAILS: .....

ANY OTHER  
CONDITIONS: .....

SOLICITOR (FIRM): .....

ADDRESS: .....

E-MAIL ADDRESS: .....

TELEPHONE NUMBER: .....

FAX NUMBER: .....

### COLLUSIVE TENDERING CERTIFICATE

I understand the vendor does not have to accept the highest or any offer submitted.

The essence of Informal Tendering is that Miller Commercial shall receive bona fide competitive tenders (hereinafter called 'Tender'), from all persons interested in making an offer (hereinafter called 'The Offerer'). In recognition of this principle.

The Offerer certifies that this is a bona fide Tender, intended to be competitive and that there has been no fixing or adjusting of the amount of the Tender quoted by or under or in accordance with any agreement or arrangement with any other person.

The offer must be a specific sum and bear no relationship to any other offer which we may receive.

The Offerer also certifies that none of the following acts have been done or will be carried out:

- (a) Communicating to a person other than Miller Commercial the amount or approximate amount of the Offerer's proposed or actual Tender (other than in confidence for the preparation of the Tender for mortgage/funding purposes); or
- (b) Entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any Tender to be submitted, or
- (c) Offering or agreeing to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to this or any other Tender or proposed Tender any act or omission.

Signed (as Form of Tender) Tenderer's Signature .....

Print Name(s) in full .....

Duly authorised to sign for and on behalf of .....  
(Name of Tenderer)