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TEL. 01208 77300

PEKING PALACE  
CHINESE TAKE AWAY

TURF COLLEGE



## Turf College, 12 Turf Street, Bodmin, Cornwall PL31 2DH

For sale by Public Auction and via Livestream on Thursday 21 September 2023 at 2.00pm,  
at The Digby Hall, Hound Street, Sherborne, Dorset DT9 3AB

Auction Guide

£95,000 - £115,000\*

Leasehold

Symonds  
& Sampson

ESTABLISHED 1858

Three vacant studio flats located on the fringes of the town centre, one enjoying the benefit of a large terrace with roofscape views to St Petroc's Church. The property has the potential for a high-yielding, double-digit, triple component residential investment or perhaps three individual unit resales.

## Turf College

12 Turf Street, Bodmin  
Cornwall PL31 2DH

For sale by Auction – Thursday 21 September 2023

To download the legal documents or to register to bid, please visit our website.

- Two flats (St Stephen and St James) on the first floor, one (St Alan) on the top floor being the biggest of the three.
- The three flats have previously been let on a five year term to a local accommodation provider at £1,080 per calendar month / £12,960 per annum.



Viewing strictly by appointment through  
Symonds & Sampson Axminster office on  
01297 33122

or Fastmoove on 01202 145449

#### Auctioneer's notes:

- An expression of interest has been received from a social housing provider regarding renting the 3 flats at £400-£420 per calendar each, for 2-3 years (ie circa £14,760 per annum)
- The terrace to the rear does not form part of the property.
- An enquiry may be made of the Auctioneer as regards the award of a Right To Manage to the leaseholder of the 3 units, ie, the Auction seller.

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#### The Property

- The front door leads to stairs and the landing from where access is gained to all three flats.
- **St Stephen** – door from landing to kitchen/sitting room/bedroom, shower room off. External door to large terrace.
- **St James** – door from landing to sitting room/bedroom, kitchen off and shower room off.
- **St Alan** – door from landing leading to stairs rising to kitchen/sitting room/bedroom, shower room off.

#### Location

- A few paces from the town centre and its array of shopping facilities and amenities.
- Bodmin is conveniently located for the local and regional road network.

Directions. What3words: [///drank.doctor.comb](https://www.what3words.com/#!/drank.doctor.comb)

Services. Mains water, electricity and drainage

Tenure. Long leasehold with vacant possession.

The three flats are registered under consecutive title numbers each on 200 year leases from 17<sup>th</sup> April 2015.

For each flat the ground rent is £250 per annum, the service charge £759 per annum.

Local Authority. Cornwall Council [www.cornwall.gov.uk](http://www.cornwall.gov.uk). Council Tax Bands - A

Solicitors. Stephens and Scown, Truro TR1 1UT. Tel: 01872 265 100  
[a.booth@stephens-scown.co.uk](mailto:a.booth@stephens-scown.co.uk)

Joint Agents

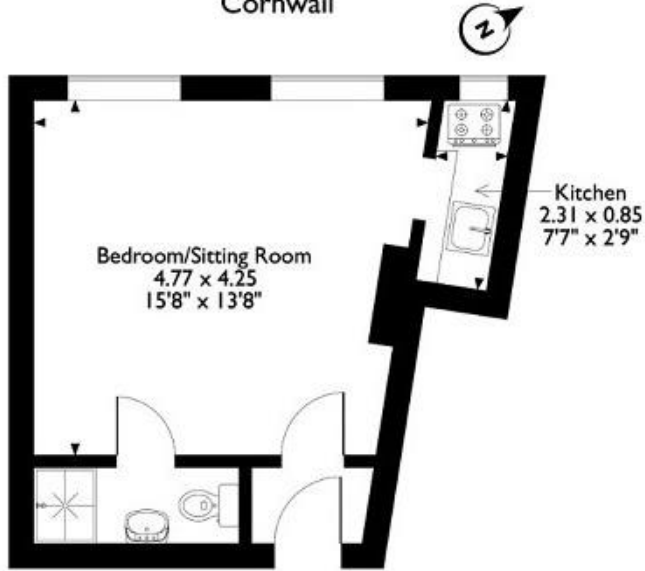
Fastmoove. 01202 145449 [info@fastmoove.co.uk](mailto:info@fastmoove.co.uk)

#### St Stephen, Turf College, 12, Turf Street, Bodmin, Cornwall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

St James, Turf College, 12, Turf Street, Bodmin, Cornwall

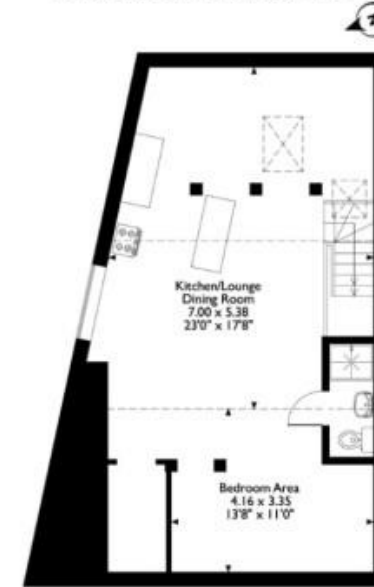


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	64
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

St Alan, Turf College, 12, Turf Street, Bodmin, Cornwall



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	69
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01297 33122

Symonds & Sampson LLP  
Trinity Square, Axminster, Devon, EX13 5AW

Symonds & Sampson

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www.symondsandsampson.co.uk

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## Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at <https://www.symondsandsampson.co.uk/property-auctions/upcoming-auctions>

## Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability. **We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

### Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.



01202 145449



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