



Land to the Northwest of Clamoak , Gerald's Lane, Bere Ferrers, Devon PL20 7JJ

For Sale by Online Auction, a 1.59-acre parcel of amenity land with a converted horse trailer, in a quiet and picturesque countryside setting, enjoying incredible, far-reaching river views.

Weir Quay 0.9 miles • Bere Ferrers 1.2 miles • Bere Alston 1.5 miles • Tavistock 8.5 miles • Plymouth City Centre (via Denham Bridge) 16.5 miles

• For Sale by Online Auction • End Date: Weds 29/10/25, 4:30pm • Auction Guide Range - £25,000 to £40,000 • Secluded Parcel of Amenity Land, 1.59 Acres • Spectacular Views of the Tamar • Approx. 70-80, Mainly Young Fruit Trees • Towable Converted Horse Trailer and Water Bowser • Picturesque Countryside Setting • Close to Bere Ferrers and Weir Quay • Freehold

Auction Guide £25,000

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METHOD OF SALE

The property is offered for sale by Online Traditional Auction (unless sold prior). The auction end date is Wednesday, 29th October at 4:30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auctions page.

SITUATION

This parcel of amenity land is located around 1.2 miles from the popular riverside village of Bere Ferrers, on the Bere Peninsula in West Devon. The village is served by a pub and community shop, and benefits from an absence of through traffic. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay (0.9 miles) providing a boatyard and moorings. Bere Ferrers train station provides a direct 25-minute rail service to Plymouth City Centre. The verdant wooded banks of the Tamar Valley National Landscape (formerly AONB), along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 8.5 miles away.

DESCRIPTION

This appealing parcel of amenity land occupies an idyllic, private and secluded position in the quiet countryside of rural West Devon, in an elevated location which benefits from some truly spectacular, panoramic views extending to the beautiful Tamar estuary and towards the city of Plymouth. The site amounts to some 1.59 acres, sloping largely from north to southeast, and is to be sold with a converted (vacant) Rice horse trailer and water bowser. The trailer is understood to be in good, towable condition and boarded throughout with a commercial-grade floor, making it useful for storage and offering shelter from the elements. The current owner has planted around 80-90 new trees around 2/3 years ago, which are mainly cherry (Tamar Valley variety), plum, and apple, plus a couple of apricots and some walnuts. The site would suit those looking to undertake further planting, have somewhere to exercise pets or keep small livestock, camp out under the permitted development allowance, or simply enjoy some peace, privacy and incredible views, in the countryside.

SERVICES

No services are understood to be connected to the land. Purchasers should satisfy themselves in every respect as to the availability, capacity and cost of any services that they may wish to connect, before placing a bid. No broadband is connected to the site. Variable mobile voice/data services are available on the land, through the four major providers (source: Ofcom's online service checker).

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. No public rights of way are believed to cross the land. There is public access along Gerald's Lane.

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. T: 01822 813600, www.westdevon.gov.uk.

VIEWING AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's appointed agents, Stags Tavistock Office. What3words ///limelight.stuff.tram. Viewers are advised that vehicular access is best obtained from the north of Gerald's Lane, although it is narrow and a suitable country vehicle is recommended. The south section of Gerald's Lane is not suitable for regular vehicles. If in doubt, please contact Stags.

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYER'S AND ADMINISTRATIVE FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this, a buyer's fee of £2,400 (inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit. An additional administration fee of £1,200 (inc. VAT) will be payable by the successful purchaser immediately after the auction.



DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

VENDOR'S SOLICITOR

Julie Milton, Bright Solicitors LLP, Floor 1, Studio 5-11, 5 Millbay Road, Plymouth, Devon, PL1 3LF.
01752 388883 or info@brightllp.co.uk.

TENURE AND COMPLETION

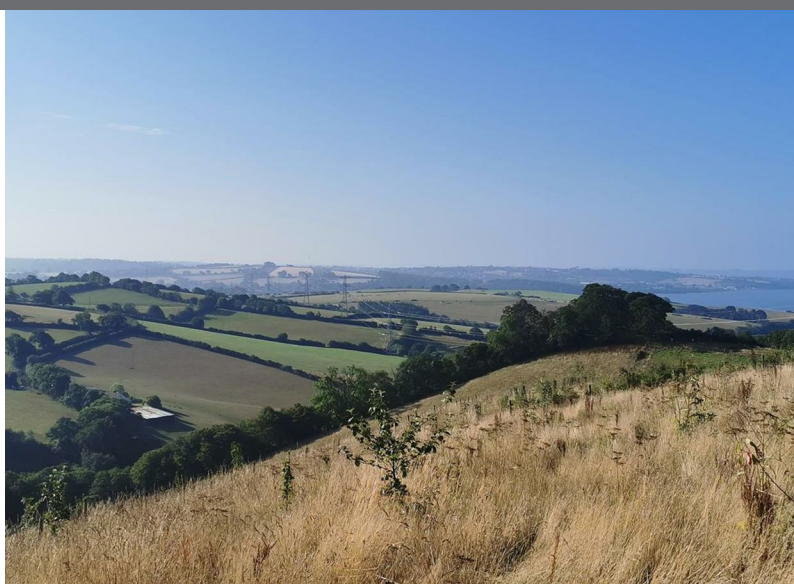
The property is sold freehold with vacant possession on completion. The completion date will be as dictated by the solicitor and included in the legal pack.

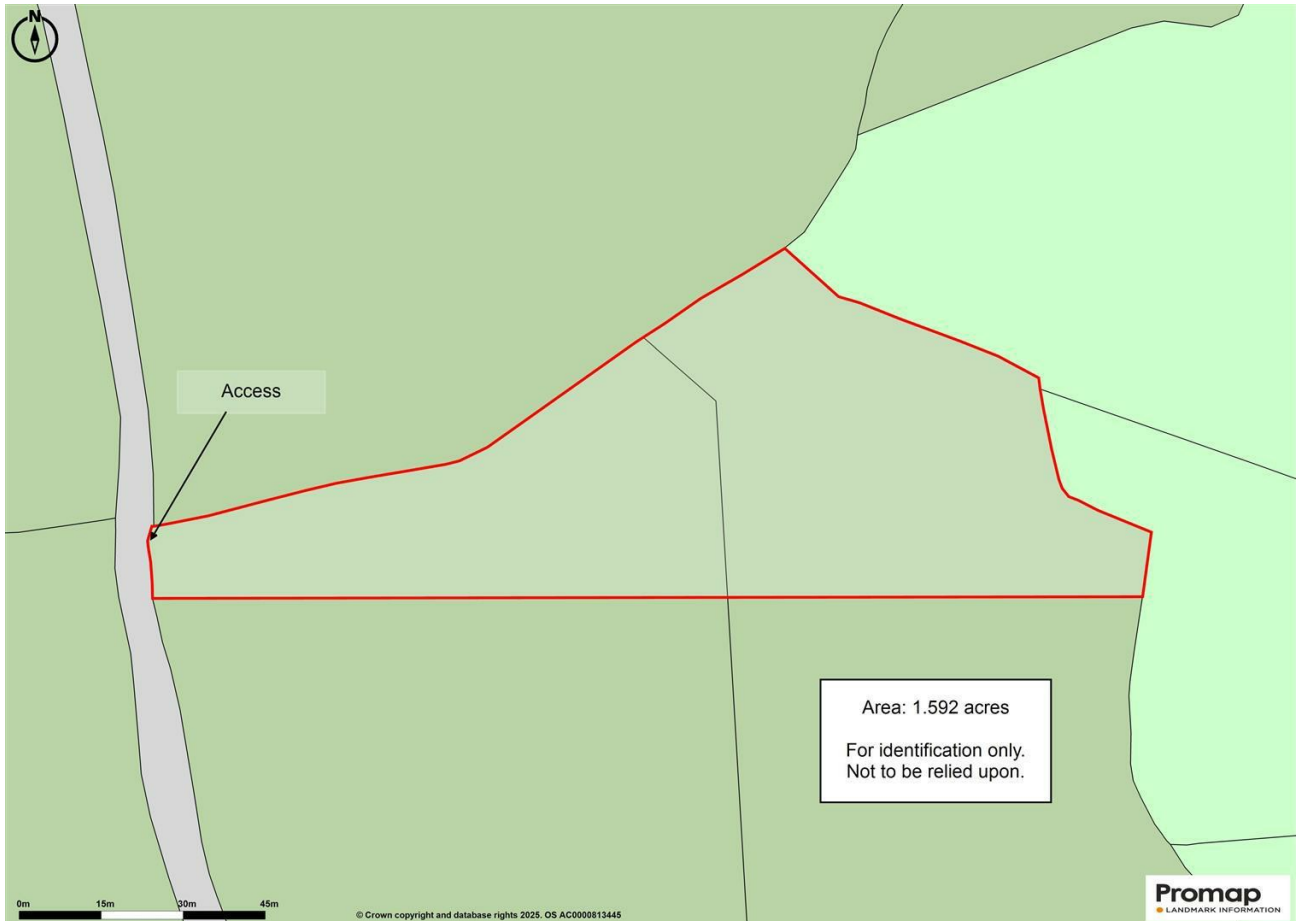
DEFINITION OF GUIDE AND RESERVE

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 or no more than 10% above a single-figure Guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies, the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.