









An exceptional chance to secure 0.52 acres (0.21 ha) of well-kept pastureland – an ideal pony paddock complete with a timber field shelter. Perfectly positioned for easy access to the A38 dual carriageway, while retaining a peaceful countryside setting.

- Approximately 0.52 acres (0.21 hectares) in all
- Permanent pasture land
- Timber field shelter (22.5ft x 16ft/ 360 square feet)
- Road access
- Conveniently located within close proximity to the A38 dual carriageway
- Potential for other uses (subject to planning)
- For sale by Online Auction with an end date of **Tuesday 11<sup>th</sup> November at 14:00**

#### **DIRECTIONS**

From the A38 northbound, take the exit for Newton Abbot / Bickington / Widecombe / Sigford. Follow the A383 east towards Newton Abbot. After 1.6 miles, turn left at the junction signposted Chipley & South Knighton. Continue for 350 yards, then turn right at the end of the road. After 175 yards, the paddock entrance will be on your left.

What3Words Location– crisis.exporters.expectant

#### **SITUATION**

Chipley Quarry is situated on the outskirts of the village of Bickington, in the Teignbridge area of South Devon. The nearby market towns of Ashburton and Newton Abbot are easily accessible, approximately 4.2 and 4.5 miles distant.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is conveniently located approximately 1.8 miles to the southwest.

#### **DESCRIPTION**

Chipley pony paddock extends in all to approximately 0.52 acres (0.21 ha) of permanent pastureland, as outlined in red on the site plan below.

The paddock is of a mostly gentle southwest facing gradient and is bound by natural hedgerows on the perimeter and a boundary wall on the west side. The land would be suitable for a variety of uses including grazing, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

The field shelter extends to approximately 22.5ft x 16ft (360 square feet) which includes a pony stable with a cupboard next door with potential to be converted into a tack room. The field shelter is of timber frame construction under a box profile corrugated roof.

Access is available via a single vehicular width gateway off the council maintained highway, positioned on the southern boundary and marked with the letter 'G' on the site plan.

#### **SERVICES**

The land will benefit from a mains water supply which will be connected by the vendor. There is also a natural stream which runs along the western boundary of the paddock as shown on the site plan below.

#### **TENURE**

The land is being offered on a freehold basis with vacant possession being available on legal completion.

#### **PUBLIC RIGHTS OF WAY**

There are no public rights of way over the pony paddock at Chipley as far as are known.

#### **SPORTING AND MINERAL RIGHTS**

The sporting and mineral rights are included in the sale, as far as are known.

#### **ENVIRONMENTAL STEWARDSHIP**

The land is not subject to any Environmental or Countryside Stewardship agreements.

#### **WAYLEAVES AND EASEMENTS**

The land is sold subject to any Wayleave and Easements agreements.

#### **METHOD OF SALE**

The property is offered for sale by Traditional Online Auction (unless sold prior) via Bamboo Auctions. The auction end date is **Tuesday 11<sup>th</sup> November 2025 at 14:00** and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price and complete 20 days later.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

In order to bid first, register and verify your email with Bamboo Auctions.

Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details

#### **AUCTION LEGAL PACK**

This is available to download free of charge to those who have registered, from Bamboo Auctions website.

It is the purchaser's responsibility to make all necessary enquiries prior to the auction and we recommend purchaser's instruct a solicitor to assist if required.

#### **AUCTION GUIDE PRICE**

£45,000

#### **BUYERS & ADMINISTRATION FEE**

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT.

From this a 'buyers fee' of £3,300 plus VAT is retained by Luscombe Maye and our auction partner, Bamboo Auctions as a contribution towards the online auction platform costs, and £1,040 inc VAT forms the deposit which is payable towards the purchase price.

The remainder of the 10% deposit (less £1,040) must be paid to your solicitor by the next working day from the end of the online auction.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction to Luscombe Maye Estate Agents.

#### **PROOF OF IDENTITY**

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 auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks. Registering is free of charge.

#### **RESERVE**

The property will be offered for sale subject to an undisclosed reserve and the Vendors reserve the right through their Agents to bid up to and including the reserve price.

#### **LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX.

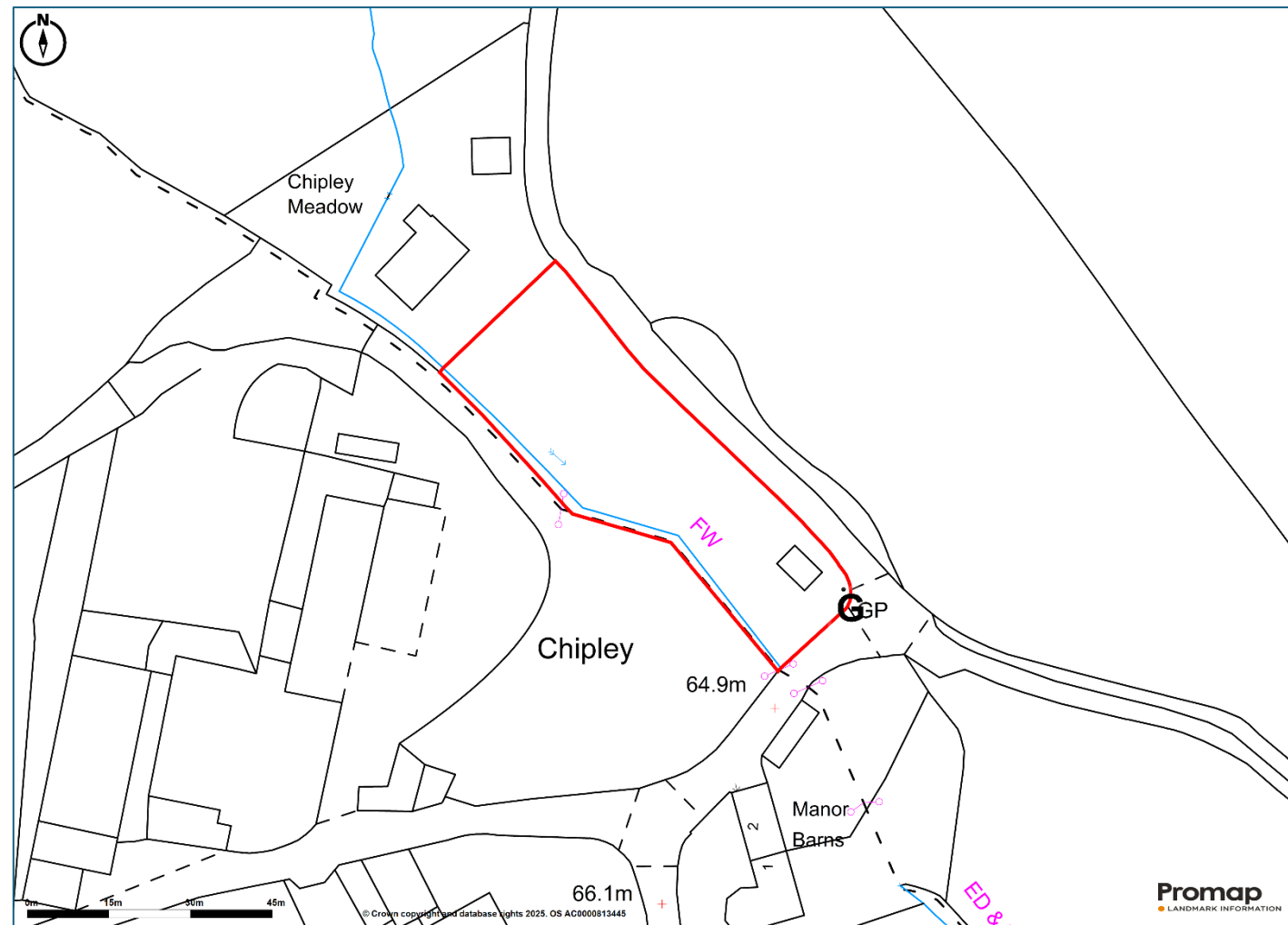
#### **HEALTH & SAFETY**

Any prospective purchasers of whom would like to view the property & land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

#### **VIEWING**

Strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ Telephone 01364 646177 for details.

### **Pony paddock at Chipley, Bickington Site Plan**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.