





A unique opportunity to acquire a former disused quarry site, extending to 2.90 acres (1.17 ha) in all. Offering the potential for alternative uses (subject to obtaining the necessary planning consents).

- Approximately 2.90 acres (1.17 hectares) in all
- Former disused quarry site
- Potential for alternative uses (subject to all necessary planning consents)
- Predominantly level site with services connected
- Good road access with two entranceways off the highway
- Conveniently located within close proximity to the A38 dual carriageway
- For sale by Auction with an end date of **Wednesday 12th November 2025 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 left at the end of the road. After 500 yards, the quarry entrance will be on your right.

What3Words Location– grief.bench.strongly

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 being 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 Quarry extends in all to approximately 2.90 acres (1.17 hectares) as outlined in red on the site plan.

The southern area of the site is the remains of the former quarry, graveled and relatively level, offering potential for various future uses (subject to the necessary planning permissions). The northern and eastern part of the site is down to woodland.

The land is bordered by other agricultural land on the north, east and west boundaries and the council maintained highway on the south boundary.

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

DESIGNATIONS

Chipley Quarry is designated as a Site of Special Scientific Interest (SSSI), reflecting its significant ecological and environmental value. This status may place certain restrictions on development or land use and will require consultation with Natural England.

SERVICES

The site benefits from mains electric and mains water already connected.

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 Chipley Quarry 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 **Wednesday 12th 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.

SOLICITORS

Christian Robertson of Kitson Boyce Address: Edginswell Park, Minerva house, Orchard Way, Torquay TQ2 7FA 01803 202020 christian.robertson@kitsonboyce.co.uk

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 £1,800 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.

GUIDE PRICE

£140,000

LOCAL AUTHORITY

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

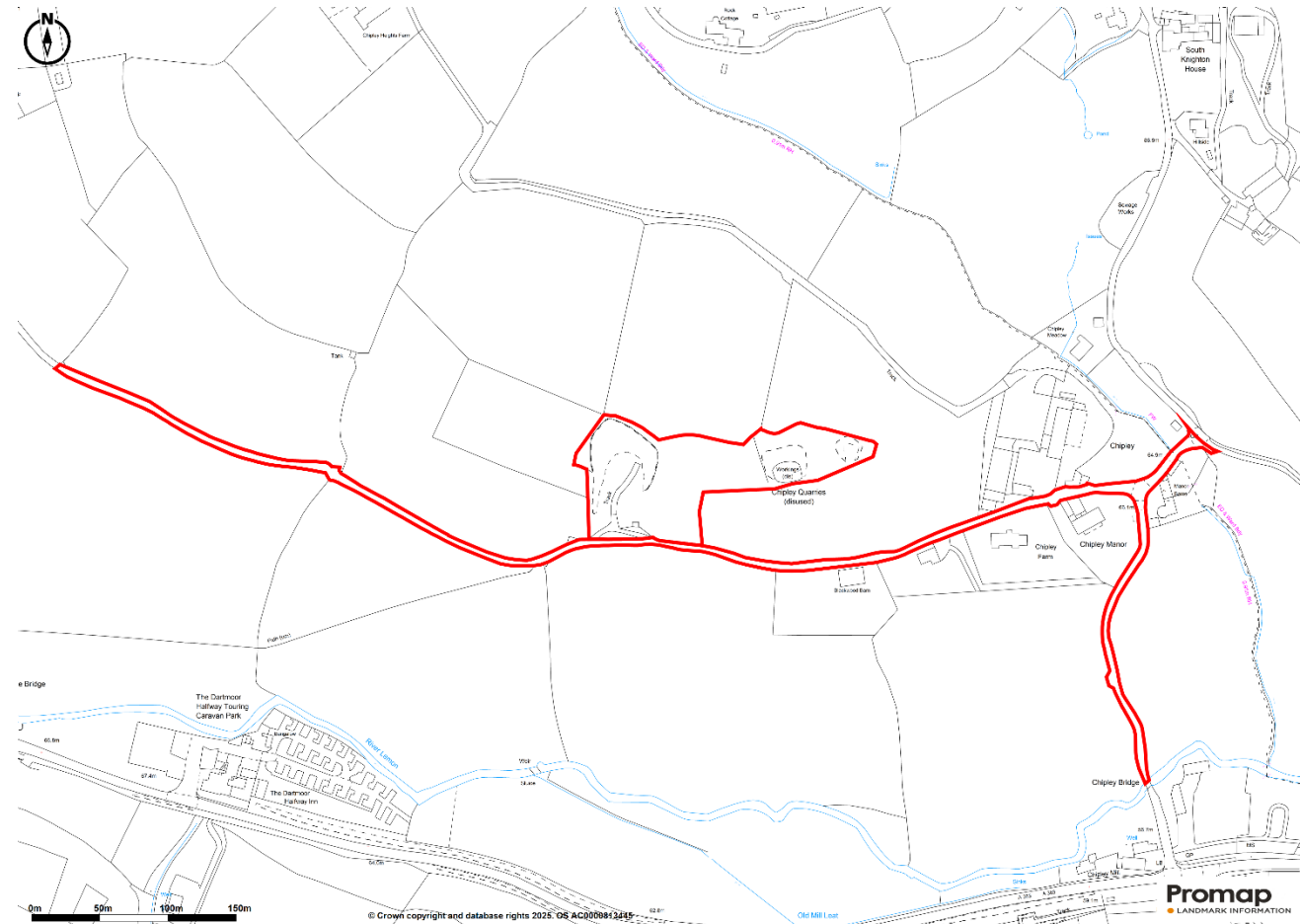
HEALTH & SAFETY

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 for details.

Chipley Quarry, Bickington Site Plan



Farms, Land & Smallholdings
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 **Luscombe Maye**
Since 1873

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.