



Land Adjacent To Ringrone
Salcombe, TQ8 8LW

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS



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INTRODUCTION

An amazing opportunity to purchase just under a quarter of an acre of woodland and amenity land with far-reaching views over Salcombe Estuary. The land is a mixture of softwood and deciduous trees and slopes in a northerly direction.

SERVICES

Mains water and electricity subject to the ability to supply are situated close to the land.

ACCESS

The land is accessed over a private drive over which rights of access have been reserved in favour of the land.

SALE PLAN

A sale plan for identification purposes only has been reproduced within these particulars. The property is, however, sold in accordance with the Land Registry title plan DN741751 which takes precedent in every case.

METHOD OF SALE

The property will be offered for sale by auction subject to a reserve, price at Stokenham Village hall on Thursday the 10 July at 3pm prompt 3.00pm sharp. A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Waterside, The Plains, Totnes TQ9 5DW 01803 847979 or from the vendors solicitors, Deryn Bassett, Blake Morgan Solicitors, Deryn.Bassett@blakemorgan.co.uk

BUYER'S PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's solicitors at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

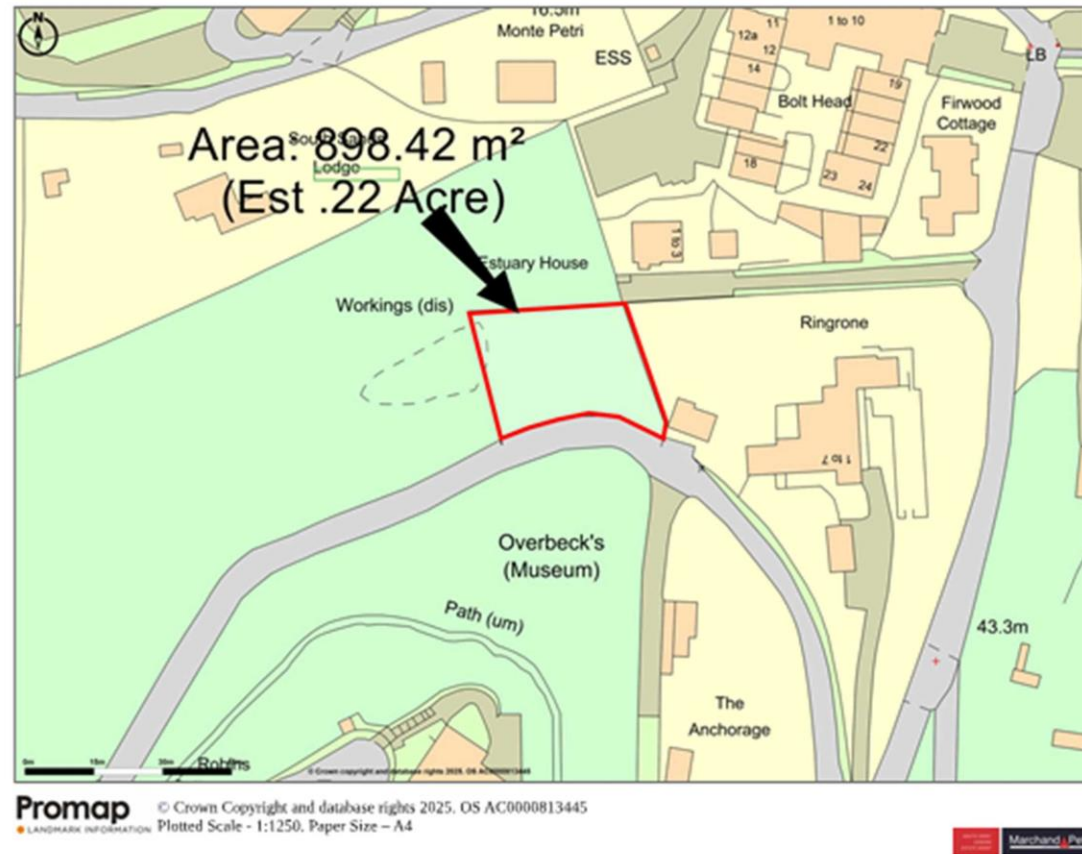
COMPLETION

It is proposed that completion will take place 28 days from the auction date or sooner by agreement.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions. <http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

Land Lying West Of Ringrone Salcombe TQ8 8LW



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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