



Land at Rull Barton , Whimble, Exeter, Devon EX5 2NX

About 9.45 acres of land close to Exeter



Whimble 1.5 miles - Broadclyst 3 miles - Exeter 10 miles

- For Sale by Online Auction - Guide £120,000 - £140,000
- About 9.45 Acres
- Road Access
- Desirable Position Close To Exeter
- Freehold

Auction Guide £120,000

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METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The auction end date is Thursday 16th May 2024 at 5pm. 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 www.stags.co.uk - Online Property & Land Auctions.

SITUATION

The land is situated about 1 mile North of Whimble and 10 miles East of Exeter. The land lies to the South of the roadside, amongst rural East Devon countryside.

Local settlements include the village of Whimble which has local conveniences. Exeter is also easily accessible which has a wealth of excellent amenities and services.

INTRODUCTION: AUCTION GUIDE £120,000 - £140,000

The land comprises a pasture field of about 9.45 acres. The land is level or gently sloping and is surrounded by mature hedges.

The land would suit a variety of uses including livestock and equestrian grazing.

SERVICES

There are no services connected to the land.

ACCESS

The land is reached directly from the public highway

TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

East Devon Local Authority / www.eastdevon.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. There are electricity poles which stand on the land

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

COMPLETION DATE

The completion date will be 20 working days (not including weekends or Bank Holidays) after the auction or as dictated by the solicitor.

DEFINITION OF AUCTION 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.

Guide prices may change at any time prior to the auction.

BUYERS & ADMINISTRATION FEE - Traditional Online

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



VAT. From this a 'buyers 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.

An additional 'administration' fee of £1,200 including 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.

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. There is no charge for administration.

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.

VENDORS SOLICITOR

Michael Horn
Recognised Sole Practitioner
07930373019
michaelhorn@clara.co.uk

VIEWING

Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

From the centre of Whimble, head West on Broadclyst Road, taking the right hand turn immediately after Whimble cricket club. Continue along the road for about 0.5 of a mile before turning left, sign posted, Clyst St Lawrence. The land can be found on the left of the road after about 0.5 of a mile, marked by a Stags sale board.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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.