



Land at Harwood Meadows Copperfields, Horrbridge, Yelverton, PL20 7UB

About 6.2 acres of level pasture in close proximity to Horrbridge

Horrbridge Village Location - Yelverton 1.7 miles - Tavistock 3.8 miles

- Auction Guide Price £50,000 - £60,000
- About 6.20 Acres of Land
- Amenity and Agricultural Appeal
- Dartmoor National Park
- Close to Horrbridge
- Freehold

Auction Guide £50,000

01392 680059 | farmagency@stags.co.uk



METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The auction end date will be Tuesday 18th June 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 to the West of Horrabridge village and extends North from the A386.

Horrabridge is a small settlement within the River Walkham, between Tavistock, North, and Yelverton, South.

The surrounding area is popular and villages and nearby towns boast good local amenities and services.

INTRODUCTION: AUCTION GUIDE £50,000 - £60,000

The property extends to about 6.20 acres of level pasture which is separated into three enclosures by hedges and fencing.

The land abuts the settlement boundary to the East and the public highway to the South.

There is a natural water supply which flows seasonally.

SERVICES

There are no services connected to the land.
There is a seasonal spring which waters the land

ACCESS

The land is reached either directly from the public highway to the South or by either of two rights of access (See identification plan.)

TENURE AND POSSESSION

Freehold.
Vacant possession will be available on completion.

LOCAL AUTHORITY

Dartmoor National Park Authority www.dartmoor.gov.uk
West Devon Local Authority - www.westdevon.gov.uk

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES, EASEMENTS & 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.

The land is reached by rights of access to the North-west and North-east - see identification plan.

An Easement exists to carry out certain drainage works to the public highway. The agreement can be inspected in the auction legal pack.

There is a wayleave for underground electricity cables. Information relating to wayleaves can be inspected in the auction legal pack.

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.

DESIGNATIONS

The property is located within Dartmoor National Park.

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

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 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.

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.

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.

VENDORS SOLICITOR

Donna Baker of Howard and Over, Plym House, 3 Longbridge Road, Plymouth,

Devon, PL6 8LT
01752 556606 / donna.baker@howard-over.co.uk

VIEWING

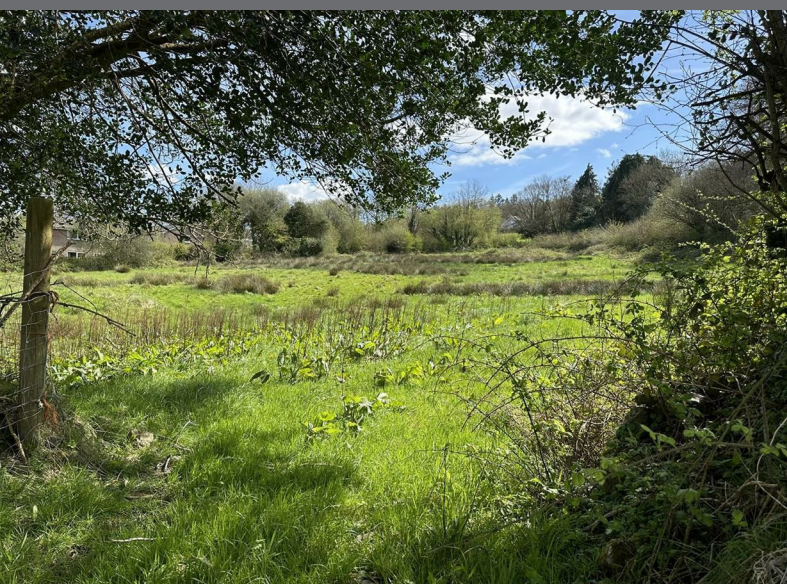
Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059.

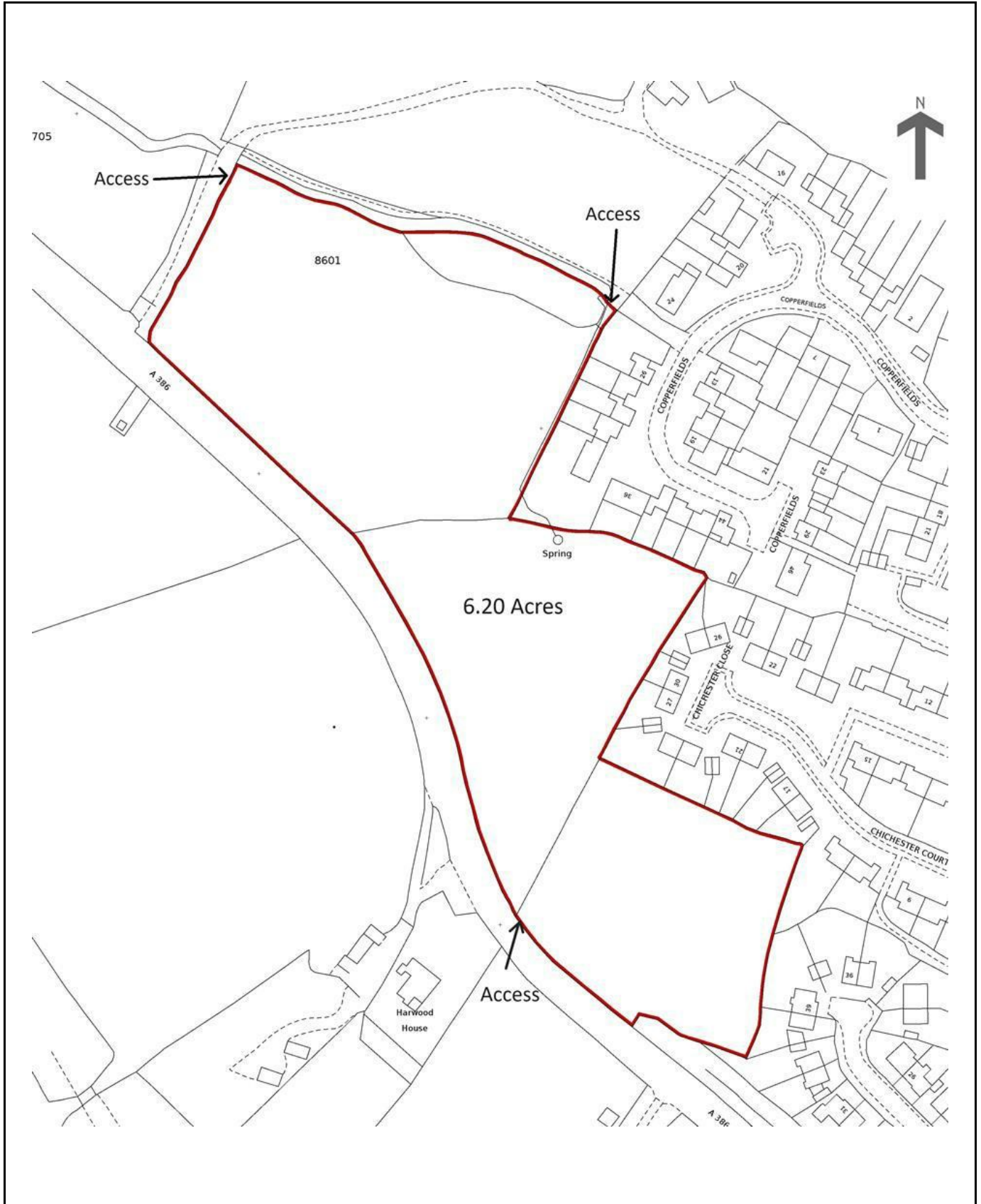
WARNING

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 Horrbridge and with Manor Garage on your right, continue along the road for about 0.3 of a mile. The land is located on the right hand side. To access the land for viewing, park on the residential road, Copperfields, and use the public footpath to entre the land from the North.





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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.