



Land at Kerswell Springs , Chudleigh, Newton Abbot, Devon
TQ13 0DW

About 5.36 acres of pasture with stables and
stream water supply

Chudleigh 1.6 miles - A38 Devon Expressway 0.5 miles - Newton Abbot 9.5
miles

• For Sale by Online Auction • About 5.36 Acres • Stables • Stream
Water • Road Frontage • Auction Guide Range £80,000 -
£90,000 • Freehold

Auction Guide £80,000

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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 Wednesday 7th August 2024 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 near Kerswell Springs about 1.6 miles North west of Chudleigh and moments from the A38 Devon Expressway which provides access North to Exeter and South to Newton Abbot and further West to Plymouth. Chudleigh is a popular town with a range of local amenities to support a buoyant community.

The property is located in a popular area where land is sought after for agricultural, equestrian and amenity uses.

INTRODUCTION: AUCTION GUIDE £80,000

The land extends to about 5.36 acres of level pasture which has been recently grazed by livestock as one enclosure. The land abuts the roadside to the South and Kate Brook to the North. Mature boundary hedges surround the land which is partially secured by stock fencing.

A set of timber stables stand on the land which comprise 2 loose boxes. The stables could be replaced or repaired to be brought into good functional use.

SERVICES

There are no services connected to the land.

ACCESS

The land is reached directly from the public highway by a field gate

TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

Teignbridge District Council (www.teignbridge.gov.uk)

SPORTING AND MINERAL RIGHTS

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

TITLE

Blue shading on the Title Plan relates to a Deed of Grant dated 1957 to run a water supply under the land. See auction legal pack for more information.

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

DESIGNATIONS

Part of the land is located within a flood risk zone

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

FAO Rebecca Cox
Gilbert Stephens, Manor Office, North Street, Crediton, Devon EX17 2BR
property@gilbertstephens.co.uk / 01363 775566

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 Exeter take the A38 towards Plymouth. Exit towards Chudleigh immediately after the Texaco garage at the bottom of telegraph hill. Continue past Holmans Wood Holiday Park and take the left turning at Crammers Cross, towards Kerswell. The land is found on the left hand side of the lane after about 400 yards and is 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.