



LOT 1



Lot 1 - Land at Stockland Head Cross , Plymtree,
Cullompton, Devon EX15 2LJ

About 5.74 acres of level pasture

Dulford 0.7 miles - Plymtree 1.9 miles - Cullompton 4 miles

• For sale by Online Auction • About 5.74 acres • Road frontage • Mains water • Auction guide £75,000 • Freehold

Auction Guide £75,000

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 is Tuesday 19th November 2024 at 4pm. 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 at Stockland Head Cross which lies about 0.7 of a mile south of Dulford and 1.9 miles north east of Plymtree in East Devon.

The M5 motorway can be reached about 3.8 miles West of the land at Cullompton.

The surrounding countryside is quiet and rural and comprises agricultural land and wooded areas.

A good range of services, amenities and leisure facilities can be accessed at Cullompton.

INTRODUCTION: AUCTION GUIDE £75,000

The land extends to about 5.74 acres of level pasture which abuts the public highway to the west and woodland to the east.

The land is reached by an entrance from the roadside to the west.

SERVICES

Mains water connected

ACCESS

Direct access to the public highway to the West

TENURE AND POSSESSION

Freehold with vacant possession on completion

LOCAL AUTHORITY

East Devon District Council - www.eastdevon.co.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 adjoining parcel which will form Lot 2 of the land will benefit from a right to connect to the water supply subject to installation of a submeter and stop-cock. Water consumed by Lot 2 will be reimbursed to Lot 1 at South West Water rates.

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.

The boundary marked between points X and Y shall be owned jointly with the neighbouring property.

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.



LOT 1

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.

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

VENDOR'S SOLICITOR

FAO Ms Emma House of Ashfords LLP
01173218033 / e.house@ashfords.co.uk

VIEWING

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

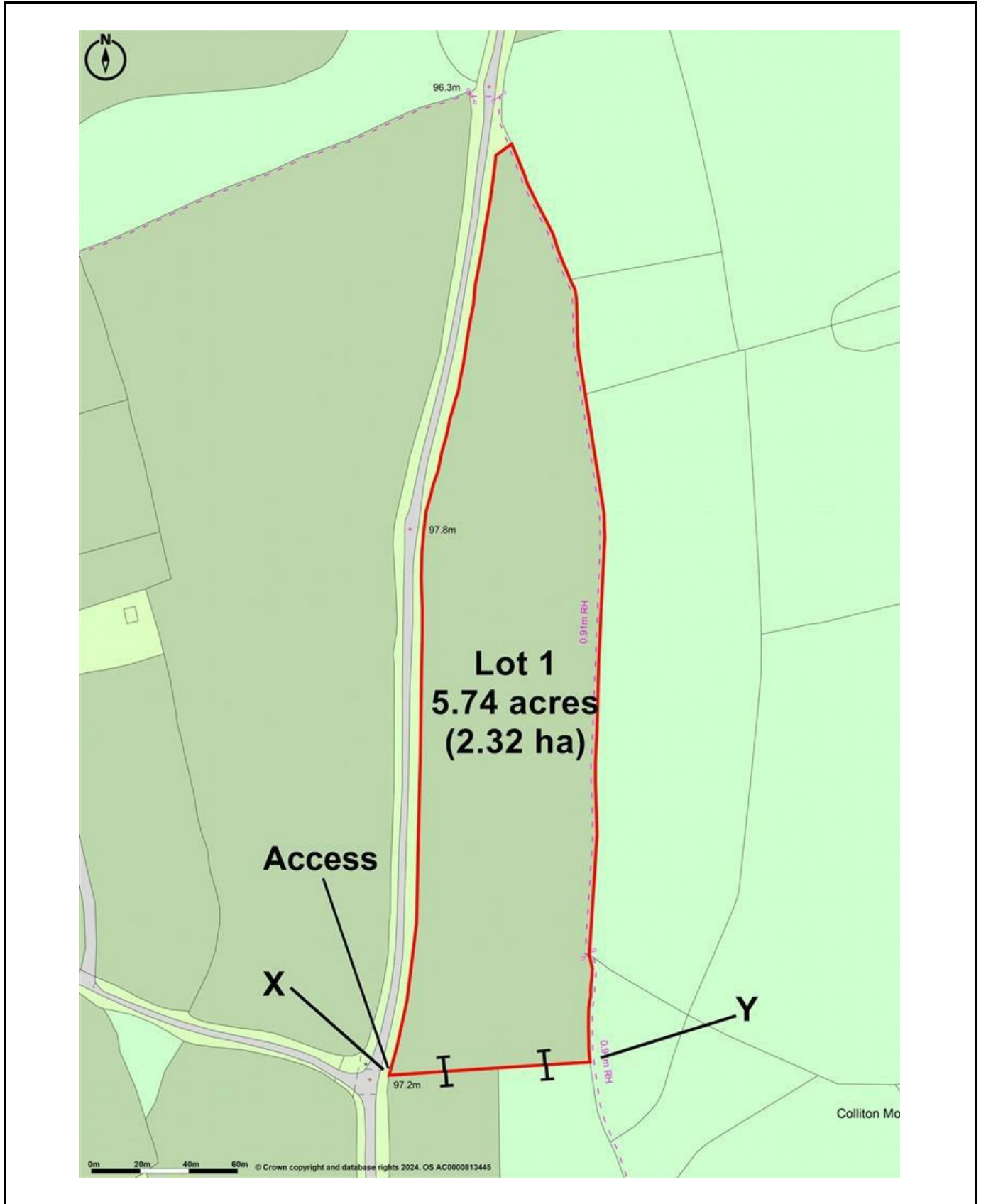
DIRECTIONS

From Cullompton and the junction of the M5 head east on the A373. Pass through Duford and turn right onto Oak Close. Continue for about 0.5 of a mile before arriving at the land on the left.
What3words///worm.strictest.baseless

WARNING

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





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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.