



## Lot 2 - Land at Branscombe , Seaton, Devon EX12 3BX

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About 11.47 acres of pasture with trees

Branscombe 0.3 mile - Sidmouth 6.6 miles - Seaton 5.1 miles

• For sale on online auction • About 11.47 acres • Pasture with trees • Close to Branscombe and coastline • Stream water • Direct access to highway • Auction guide price £100,000 • Freehold

Auction Guide £100,000

01392 680059 | [farmagency@stags.co.uk](mailto: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 17th June 2025 at 5.30pm. 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 - [stags.co.uk](https://stags.co.uk) on the Auction tab.

### SITUATION

The land is located about 0.3 mile west of Branscombe on the South coast of East Devon. The A3052 is situated about 1.5 miles north which connects Sidmouth (6.6 miles west) to Seaton (5.1 miles east). The coast at Branscombe Beach is about 1.2 miles south of the land and the surrounding countryside comprises quiet rural valleys, pasture fields and woodland.

Branscombe is a village popular with walkers and tourists which benefits from two pubs, a Church and cafe/restaurant on Branscombe Beach. Sidmouth offers more extensive services, amenities and facilities suited to a regional town.

### INTRODUCTION: AUCTION GUIDE £100,000

About 11.5 acres of land comprising pasture with some small stands of mature trees. The land slopes with a prevailing western relief and is bordered by an attractive watercourse and treeline to the west.

The land abuts Locksey's Lane to the east which leads south to Branscombe and the coastline.

### SERVICES

No services connected.

### ACCESS

Direct access to the public highway.

### TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

### LOCAL AUTHORITY

East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk))

### SPORTING AND MINERAL RIGHTS

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

### COVENANT

The property is sold subject to such covenants as to user as may still be subsisting and capable of being enforced as are referred to in a 1964 Conveyance details of which are contained in the legal pack.

### 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.

A public footpath crosses the land.

### DESIGNATIONS

The land is located with East Devon Area of Outstanding Natural Beauty (National Landscape)

### 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.

### 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.

### BUYERS & ADMINISTRATION FEES

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.

### 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 Mr Vernon Clarke of Tozers  
01392 667672 / v.clarke@tozers.co.uk

### 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.

### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of

any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

### 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

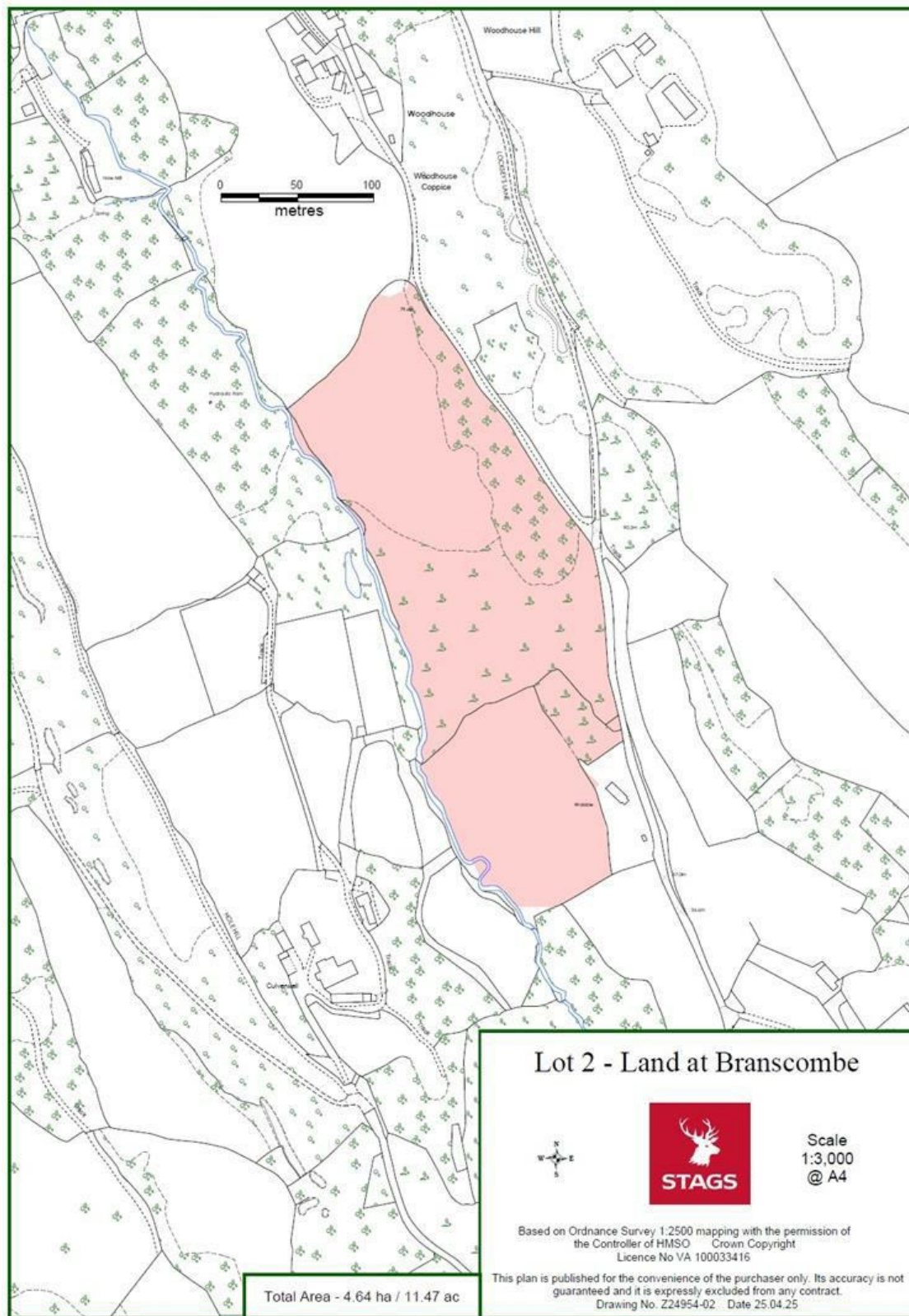
Heading east on the A3052 from Sidmouth, pass the Blue Ball Inn on the left and continue for about 4.2 miles before taking the right hand turn at the forked junction. Continue south on Locksey's Lane for about 1.3 miles before arriving at the land on the right hand side. What3words:///chap.inflating.rinses

### 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.