



Land at Morchard Bishop , Crediton, Devon EX17 6PF

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About 0.46 of an acre of land at Morchard Bishop

Morchard Bishop Village - Copplestone 4.6 miles - Crediton 8.4 miles

• For sale by online auction • 0.46 of an acre • Level parcel of land • Village location • Next to village church and primary school • Freehold

Auction Guide £30,000

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 10th June 2025 at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The auction can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

### SITUATION

The land parcel is located at Morchard Bishop, next to the village Church and opposite the primary school. The public highway abuts the land to the north and reaches south to Morchard Road and Copplestone (about 4.6 miles south) Morchard Bishop is a popular village with local amenities including a Church, school, pub, village store and medical practice.

The market town of Crediton lies about 8.4 miles south east where more extensive services, shops, amenities, hospitality venues and leisure facilities can be accessed.

### INTRODUCTION: AUCTION GUIDE £30,000 - £40,000

The land comprises a single enclosure of about 0.46 of an acre which is bordered by a stone wall to the Church and grown up hedging for the remainder.

The parcel has been recently cleared to provide a level useable space for many different uses, some subject to planning.

### SERVICES

No services connected.

### ACCESS

Access to the public highway.

### TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

### LOCAL AUTHORITY

Mid Devon District Council - [www.middevon.gov.uk](https://www.middevon.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 is a right of access to a electricity sub-station which is located within 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.

### 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 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.





### 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

Michelmores FAO Mr Charlie Gauntlett  
charlie.gauntlett@michelmores.com

### 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.

### DIRECTIONS

From the centre of Morchard Bishop and at the London Inn, head east on

Church Street. On reaching the church, the land is found on the right hand side.

What3words:///warrior.toys.parsnips

### WARNING

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

### 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.