



Woodland near Chilla , Beaworthy, Devon EX21 5XQ

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About 4 acres of level deciduous woodland

Halwill Junction 2.1 miles - Brandis Corner 3 miles - Holsworthy 7 miles

• For sale by online auction • About 4 acres of woodland • Deciduous woodland • Auction end date -Tuesday 12th August 2025 at 5pm • Freehold

Auction Guide £35,000

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 12th August 2025 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 - [stags.co.uk](https://stags.co.uk) on the Auction tab.

## SITUATION

The woodland is situated near Chilla and about 1 mile south of the A3072 which connects Holsworthy 7 miles west to Hatherleigh, 7.5 miles East.

The popular North Cornwall surfing beaches lie to the west and the rugged North Devon coastline to the north and north west, offering excellent opportunities to walk, swim, sail, gig row and fish. From the surrounding area there are far reaching views over unspoilt the Devon countryside towards the majestic hills of Dartmoor National Park, which offer excellent walking and horse-riding opportunities.

The small hamlet of Brandis Corner is situated about 3 miles north-west of the woodland and benefits from the popular Bickford Arms Inn. The market town of Holsworthy, known for its weekly livestock and panier markets, boasts a Waitrose Supermarket, a wide range of shops, banks, professional services and agricultural suppliers.

## INTRODUCTION: AUCTION GUIDE £35,000

The woodland extends to about 4 acres of level land on which stands a mixture of oak, hawthorn, ash, mixed fir, willows, dogwoods, mountain ash, guelder rose. The trees were planted about 25 years ago and are now mature. Correctly maintained, the woodland would provide a sustainable supply of firewood and an idyllic retreat for those looking to utilise extended camping rules for private land.

The woodland attracts a good deal of wild animals and birds which can be peacefully enjoyed.

There are allowances for 1 parking space on an area of hardstanding within a gated entrance off the roadside.

## SERVICES

No services connected.

## ACCESS

Access to the woodland by a right of way which leads from the public highway.

## TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

## LOCAL AUTHORITY

Torridge District Council ([www.torridge.gov.uk](http://www.torridge.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.

The property is reached by a right of way, shaded blue on the sale plan

## 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 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.

### 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

Alex McNie of Trowers and Hamlins  
01392 612590

### 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

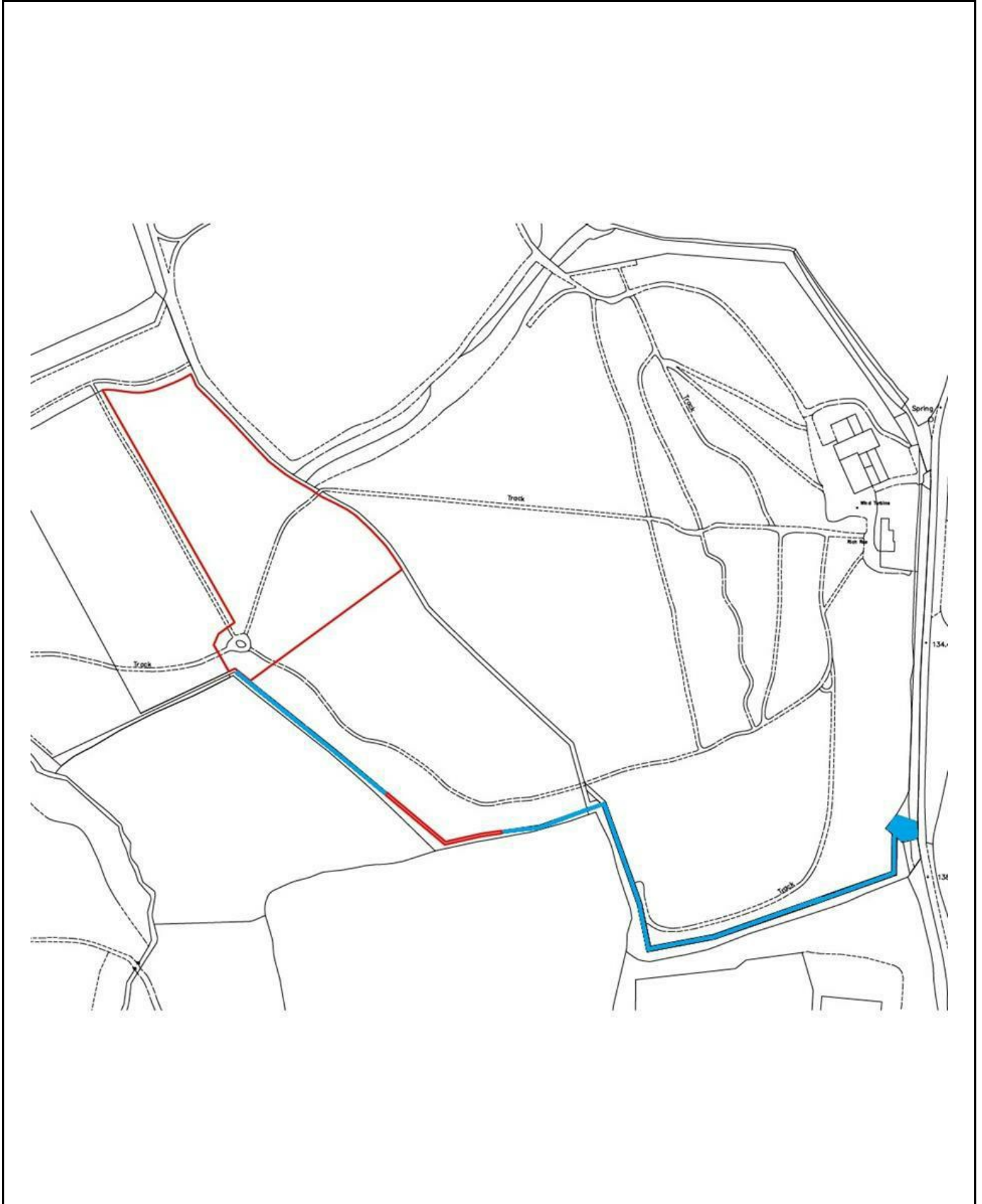
From Brandis Corner head east on the A3072 towards Hatherleigh. After about 2 miles, turn right towards Chilla. Continue south on the road for about 1 mile before the woodland car park is reached on the right. What3words: Carpark ///mush.vivid.feels Woodland ///totally.fidgeted.restrict

### 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.