



Paddock at Aller Cross Kentisbeare, Cullompton, EX15 2BU

Paddock and field shelter extending to about 1 acre
with good access to Kentisbeare and Cullompton.

Kentisbeare - 1.4 miles - Cullompton 2.9 miles - M5 Junction 28 2.6 miles -
Honiton 8.8 miles

- Online Auction - End date 7th Oct at 5pm
- Auction Guide Range £40,000 - £50,000
- Approximately 1 acre in all
- Field Shelter
- Mains water connected
- Accessible location
- Freehold

Auction Guide £45,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 7th October 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 www.stags.co.uk - Online Property & Land Auctions.

SITUATION

The land is positioned in the small hamlet of Aller, approximately 3 miles east of the Market Town of Cullompton and 1.4 miles from the popular village of Kentisbeare. The A373 is easily accessible providing direct access to the M5 at Junction 28 and the larger town of Honiton. Nearby Kentisbeare benefits from a pub and village stores.

There are a number of quiet country lanes and nearby bridleways offering extensive hacking routes.

The property is bordered by further agricultural land and residential property.

INTRODUCTION: AUCTION GUIDE £40,000 - £50,000

The land extends to approximately 1 acre (0.040 ha) of mainly level pastureland within a single enclosure, bound by stockproof post and rail and post and wire fencing. There is an open fronted field shelter at the top of the paddock which may offer scope for replacement or alternative uses (STP).

The pasture has been most recently been utilised for the grazing of livestock, but is suitable for mowing and equestrian use.

SERVICES

Mains water is connected to the land.

ACCESS

Shared access from the adjoining highway. Further details are available in the legal pack.

TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

East Devon District Council (<https://eastdevon.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 are no public rights of way affecting the land.

The land is subject to a covenant requiring the maintenance of the watercourses along the eastern boundary. Prospective purchasers should rely on their own enquiries as to the enforceability of this covenant.

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

FAO Clare Handley
Dunn & Baker Solicitors
38 High Street, Cullompton, Devon, EX15 1AE
c.handley@dunnandbaker.co.uk / 01884 33818

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 Cullompton town centre, follow the B3181 towards to Junction 28. Continue straight over the roundabout onto the A373, follow the road for approximately 2 miles. At Post Cross, turn right and the land will be on the right hand side after approximately 0.4 miles. Please do not use the neighbouring private drive.

What3Words - ///hovered.pipes.convinced

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.