



Land & Building adjoining the Telephone Exchange ,
Shillingford, Tiverton, Devon EX16 9AU

A level paddock adjoining a stream with a timber
storage building

Bampton 1.8 miles - Wiveliscombe 7.7 miles - Tiverton 8.5 miles

• For Sale by Online Auction • Auction Guide £40,000 to £50,000 • End date
21st October • 0.37 Acres (0.15 Hectares) • Direct Road Access • Adjoining
the Ben Brook Stream • FREEHOLD

Auction Guide £40,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction end date is Tuesday 21st October 2025 at 4:30pm. The vendor reserves the right to withdraw, sell or alter the land for sale prior to the auction end date. The property can be accessed via our website (stags.co.uk) on the Auction page.

SITUATION

The land is situated within walking distance of the centre of the village of Shillingford in Mid Devon, near to the B3227 which links Bampton and Wiveliscombe.

The town of Bampton lies 1.8 miles to the south-west of the land and Wiveliscombe is 7.7 miles to the north-east. The market town of Tiverton is 8.5 miles to the south of the land.

DESCRIPTION

AUCTION GUIDE £40,000 to £50,000.

The land lies in an attractive setting and comprises a level paddock surrounded by mature trees with the Ben Brook Stream flowing along the northern and eastern boundaries.

The land totals approximately 0.37 acres (0.15 hectares) and has been used for grazing and recreational purposes by the current owners. There is a timber storage building (6.00m x 3.68m) which was constructed in circa 2007.

ACCESS

There is direct access from the adjoining public highway.

SERVICES

There are no mains services connected to the land. Natural water is available from the Ben Brook which flows along the boundary.

TENURE

The land is owned freehold and vacant possession is available from the completion date.

LOCAL AUTHORITY

Mid Devon District Council.

OVERAGE

The land will be sold subject to a development uplift (overage) provision on the following terms: Upon planning consent being granted for any residential development on the land within a 30 year period from the completion date, the sellers will receive 25% of the increase in value. The overage deed is available to read within 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.

There are no public rights of way passing through the land.

A third party has the right to enter the land for the purposes of inspecting, renewing and repairing the pipes shown on the plan with a blue dash line.

VIEWING

Viewings are strictly by appointment. Please contact Stags (01884 235705 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From the B3227 in the centre of Shillingford, turn off this road and with the bus shelter on the right, follow the road around to the left (signed 'unsuitable for heavy goods vehicles'). Continue for 0.2 miles and the entrance gate into the land will be found on the right.

WHAT3WORDS

Reference/// dance.hawks.spell

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 registration.



BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the deposit.

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 via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Auctions 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 which will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Maitland Walker Solicitors, Taunton.

COMPLETION DATE

The completion date will be 20 working days after the auction or earlier by arrangement.

DEFINITION OF AUCTION GUIDE & RESERVE PRICE

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 10% of the guide price. Guide prices may change at any time prior to the auction.

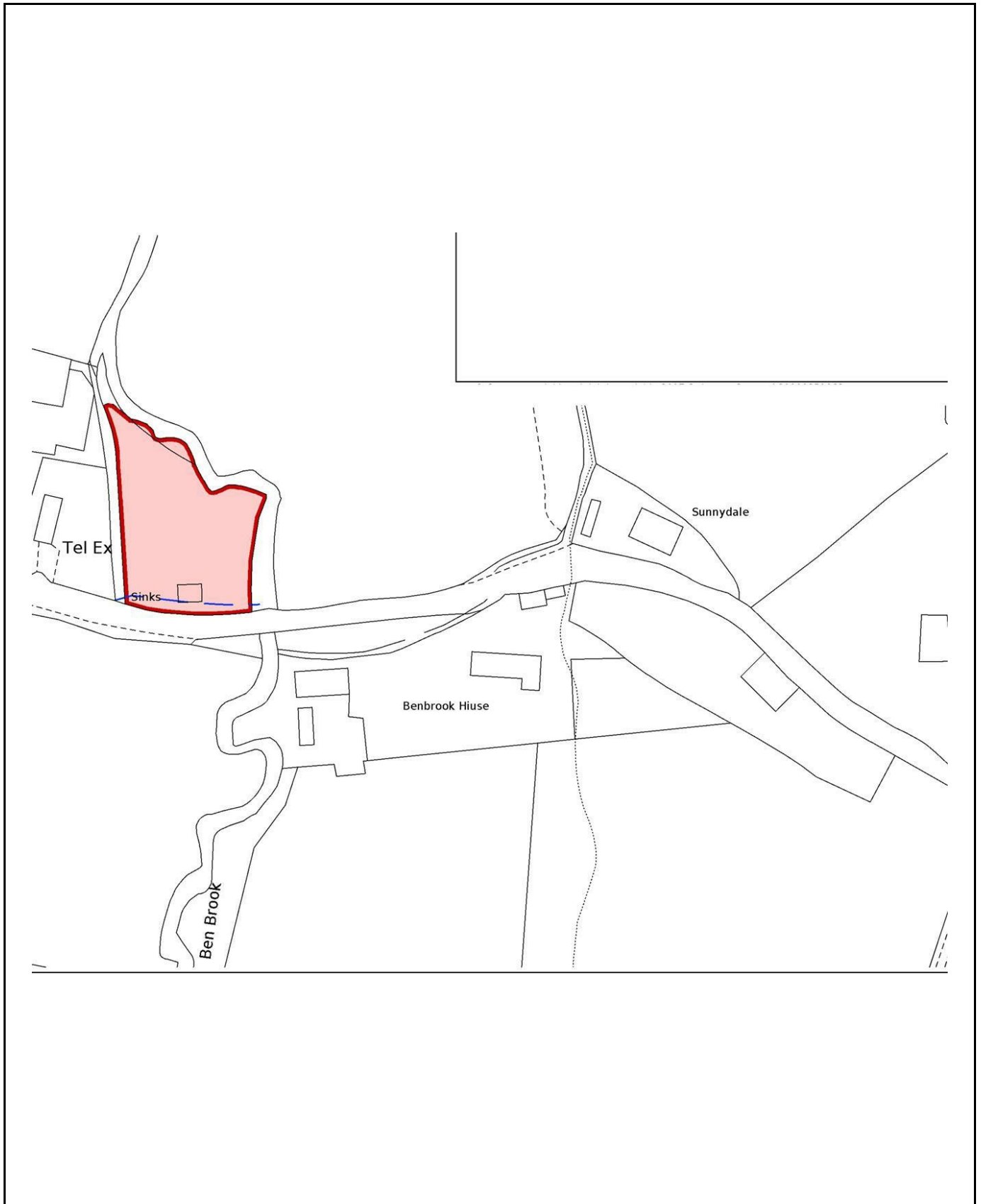
SPECIAL CONDITIONS OF SALE

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.

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.