



## Land East of Shepherds Lane , Teignmouth, Devon TQ14 9UG

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A single parcel of about 5.91 acres

Teignmouth Centre 1.3 miles - A380 at Kingsteignton 4 miles - Newton Abbot 6.5 miles

- For sale by Online Auction • Auction end date Wednesday 22nd October at 5pm • Auction range £150,000 - £250,000 • Direct access to public highway • Close to Teignmouth • About 5.91 acres

Auction Guide £150,000

01392 680059 | [farmagency@stags.co.uk](mailto: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 Wednesday 22nd October. 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](http://www.stags.co.uk) - Online Property & Land Auctions.

## SITUATION

The land is situated west of Teignmouth, about 1.3 miles from the town centre and 4 miles east of the A380 which provides access north to Exeter and south to Newton Abbot. Teignmouth is a popular seaside town with a range of local amenities to support a buoyant coastal community.

## INTRODUCTION: AUCTION GUIDE £150,000 - £250,000

The land extends to about 5.91 acres and comprises a single, gently sloping field. The land is located in a strategic position close to Teignmouth adjoining residential development to the east.

In recent years the land has been use for arable and grass cropping.

## PLANNING

Within Teignbridge Local Plan 2013 - 2033 - The land is located within Undeveloped Coast Policy EN2 and County Wildlife Site Policy EN9. The land adjoins Teignmouth Settlement Limit policy S21 - A.

## SERVICES

No services connected. A SWW trunk main runs along Headway Cross Road, see legal pack for further details.

## ACCESS

The land is accessed off the public highway.

## TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

## LOCAL AUTHORITY

Teignbridge District Council ([www.teignbridge.gov.uk](http://www.teignbridge.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 will have the benefit of a right to install a water pipe under the adjoining land to the south to connect into the water main in Headway Cross Road and will be subject to a right for the seller's retained land to the north to install a water pipe under the property to connect into the water main in Headway Cross Road. The property will benefit from and be subject to reciprocal surface water drainage rights with adjoining land. Further details in the legal pack.

## 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.

Where known, boundary ownership is indicated.

## 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.

The Seller's solicitor will only accept payments from the Buyer's solicitor and not from the Buyer direct. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

### 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

Nigel Coveney Stephens Scown LLP  
Curzon House, Southernhay West, Exeter, Devon EX1 1RS 01392 210700  
N.Coveney@stephens-scown.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

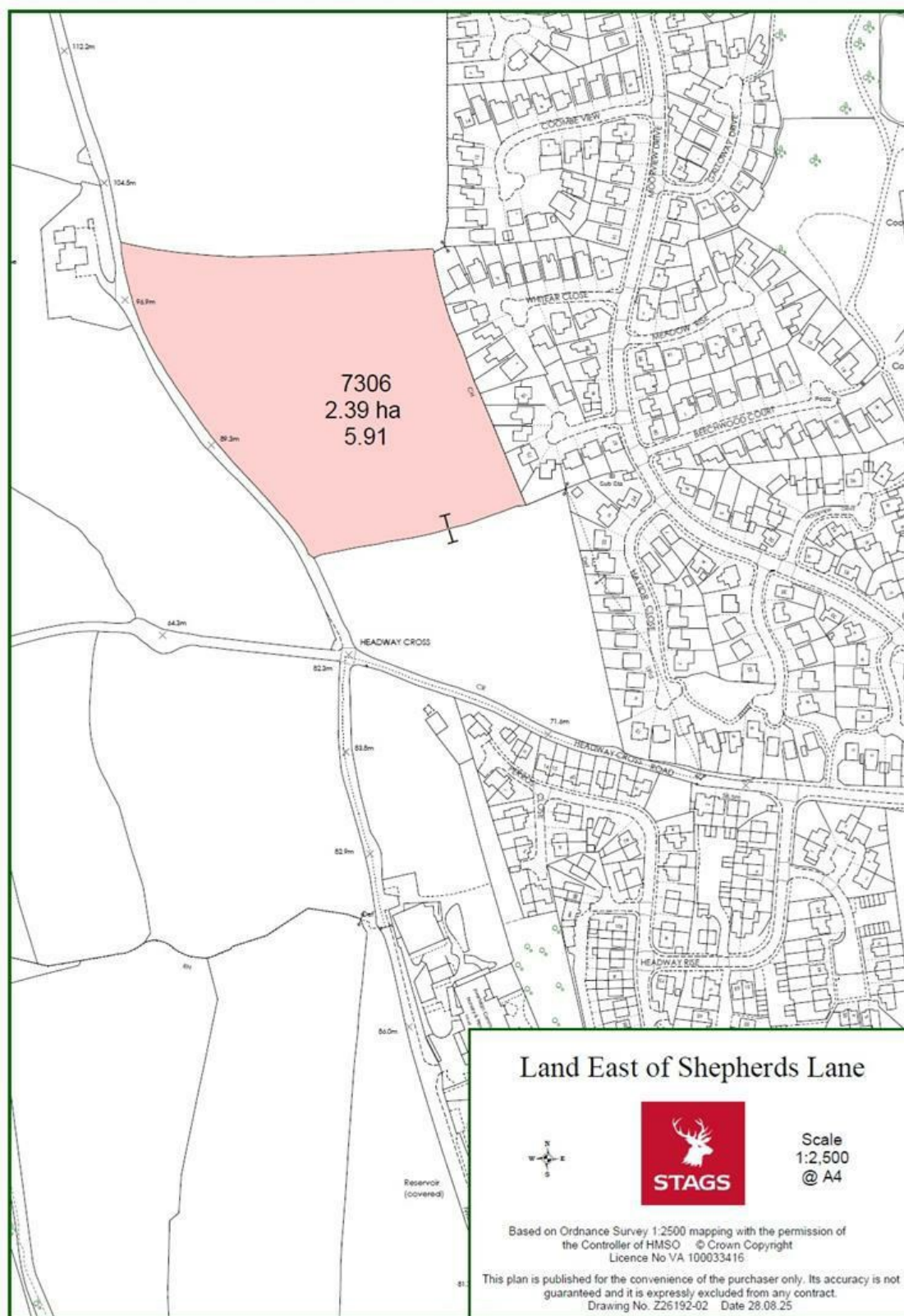
From the Kingsteignton junction of the A380 take the Teignmouth Road east. After reaching Teignmouth, take the left turn on to Mill Lane and continue north until the cross road. Cross straight over and find the land immediately on the right hand side. [What3words:///baseline.landowner.legend](https://www.what3words.com/baseline.landowner.legend)

### 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.