



Lower Tamar Stables , Sutcombe, Holsworthy, Devon EX22 7LB

An superb equestrian facility offering 4 stables, a detached hay barn, outdoor arena and over 4 acres.

Kilkhampton 3.1 miles - Bude 7.1 miles - Holsworthy 7.1 miles

- Auction Guide: £150,000
- For Sale by Online Auction
- Excellent Equestrian Facility
- Approximately 4.23 Acres
- Stable Block with Four Looseboxes
- Hay Barn
- Outdoor Arena
- Yard with Plenty of Parking
- Road Access
- River Frontage

By Auction £150,000

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METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The Auction end date is Wednesday 5th June 2024 at 5:30pm. 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 - Online Property & Land Auctions.

SITUATION

The land occupies a rural position on the Devon/Cornwall border between the Cornish village of Kilkhampton and Tamar Lakes Water Park. Bude is approximately 7 miles to the west with access to the beautiful North Cornish coast renowned for its dramatic cliffs and long sandy beaches with the beautiful National Trust Sandymouth beach being one of the closest to the property, whilst to the south, Dartmoor provides rugged scenery and a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar Lakes for sailing. The market town of Holsworthy is 7.1 miles away and offers a comprehensive range of facilities including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose supermarket and an agricultural and equestrian based retailer, Mole Valley Farmers.

DESCRIPTION

Accessed via a gateway onto the road, there is a substantial area of hardstanding providing ample parking for numerous vehicles and space to store a horse lorry or trailer if required.

The stable block has power, light and mains water connected and comprises 4 stables.

At the rear of the stable block there is an outdoor arena with a rubber surface and access into the one of the paddocks.

A short distance from the stable block there is an open fronted hay barn on a concrete base.

The land is accessed from the yard and arena and is located to the north and east of the stables. The gently sloping land is split into two paddocks with post and rail fencing. On the eastern boundary there is a wildlife area with river frontage.

In all the property extends to approximately 4.23 acres.

SERVICES

Mains water and electricity. Mobile signal coverage: Voice and Data unavailable (Ofcom). Broadband available: Standard ADSL (Ofcom). Please note the agents have not inspected or tested these services.

LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Bude head along the A39 towards Bideford, after entering the village of Kilkhampton turn right onto East Road signposted "Tamar Lakes Water Park" and in 0.5 miles turn left. Proceed along this lane for 2.2 miles, turning left again. In 0.3 miles turn left signposted Lower Tamar Lakes where the gated access is immediately on your right.



PROOF OF IDENTITY

Under the 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 FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's 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 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.

SOLICITOR ACTING

FAO Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375

AUCTION END DATE AND TIME

Wednesday 5th June 2024 at 5:30pm.

DEFINITION OF GUIDE AND RESERVE

- Guide price is an indication of the seller's expectation.
- Reserve Price is a figure below which the auctioneer cannot sell the lot at auction.
- We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.
- Guide prices may change at any time prior to the auction.

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

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 provision 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.





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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.