



The Orchard, Forder Lane, Dartington, Totnes, TQ9 6HT

---

An exceptional opportunity to acquire approximately 1.32 acres of land in the heart of Dartington Village

A38 4.5 miles, Plymouth 22 miles, Exeter 28 miles

- ACCEPTING POST AUCTION BIDS
- Auction end date Tuesday 23rd July at 4:30pm
- Online traditional auction
- Beautiful orchard
- 1.32 acres
- Heart of Dartington Village
- Potential for residential development (STPP)
- Nearby schools, pubs and shops
- Easy access to major transport links

Auction Guide £350,000

01803 865454 | [totnes@stags.co.uk](mailto:totnes@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 23rd July at 4:30pm.

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.

## SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

## DESCRIPTION

An exceptional opportunity to acquire approximately 1.32 acres of land in the heart of Dartington Village. This picturesque orchard, easily accessible from Forder Lane, presents a multitude of possibilities for prospective buyers.

The land is well-suited for a variety of uses, including residential development (subject to the necessary consents) or as beautiful amenity land, making it an ideal investment. This unique parcel of land combines the charm of a village setting with the convenience of nearby amenities and easy access to major transport routes.

## DIRECTIONS

From Totnes take the A385 signposted Dartington. At the Shiners Bridge roundabout take the first exit onto Cott Road. Continue along this road and turn right onto Forder Lane where The Orchard can be found on your right again.

## 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 AND 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 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.

## SOLICITOR ACTING

Mr Matthew Clarke at Windeatts, 19, High Street, Totnes, Devon, TQ9 5NW. 01803 862233. matthew.clarke@windeatts.co.uk.

## AUCTION END DATE AND TIME

The auction end date is Tuesday 23rd July at 4:30pm

## COMPLETION DATE

The completion date will be as dictated by the solicitor which is twenty working days after the auction and included in the legal pack.

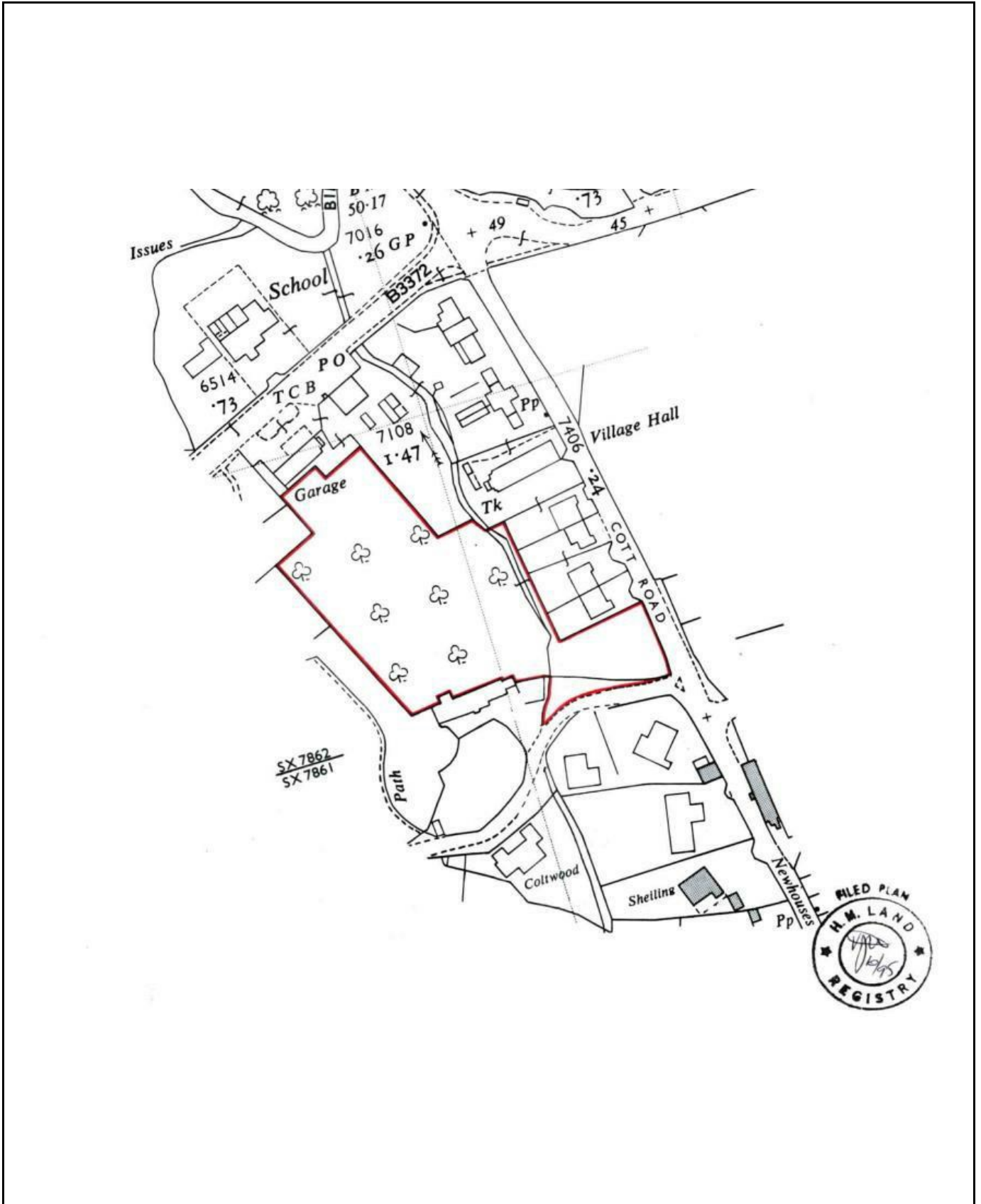
## DEFINITION OF AUCTION AND RESERVE

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 or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITION 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.





@StagsProperty

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.