



23 Droridge, Dartington, Totnes, TQ9 6JQ

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Substantial detached property for renovation  
occupying a large plot in sought-after Dartington

A38: 6 miles; Plymouth: 24 miles; Exeter: 29 miles

• Online Auction - End date Thursday 29th May 2025 at 4:00pm • No onward chain • Detached home with renovation potential • Sought-after Dartington village location • Generous plot with garage and parking • Versatile layout with period features • Freehold • Council tax band F

Auction Guide £500,000

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 Thursday 29th 2025 at 4:00pm.

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](https://stags.co.uk) on the Auctions tab.

## 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

23 Droridge is a substantial detached property requiring full renovation, situated in the sought-after village of Dartington. Offering a spacious and versatile layout, the property extends to approximately 2,490 sq ft (231.1 sq m) and includes a mix of reception rooms and bedrooms. The ground floor comprises a large sitting room, dining room, breakfast room, two kitchens, an office,

and a conservatory. The first floors provide four bedrooms, two attic storage areas, and two bathrooms. The property benefits from delightful features, generous proportions, and potential for reconfiguration, subject to necessary consents.

## OUTSIDE

The property sits within a good-sized plot with a garage and ample parking. The garden offers scope for landscaping and enhancement to suit a buyer's requirements.

## SERVICES

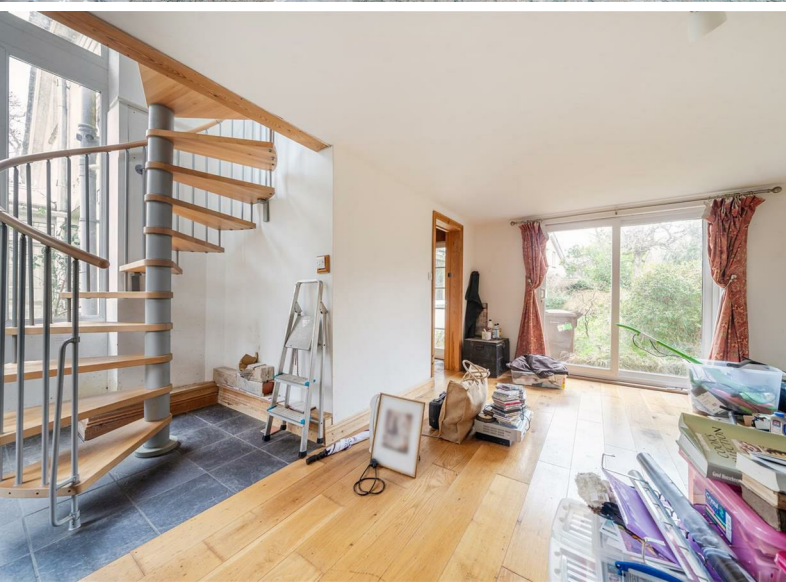
All mains services connected. Gas fired central heating. According to Ofcom, likely mobile coverage and up to ultrafast broadband available.

## DIRECTIONS

From Totnes, proceed towards Dartington on the A385, cross the railway bridge and turn left signposted Salcombe and Dartmouth. At the bottom of the bypass turn right into Barracks Hill, proceed along this road for approximately  $\frac{3}{4}$  of a mile and turn left into Sawpit Lane. Proceed straight along this country road and take the second right into Droridge shortly before reaching the A385. The property can be found on the left at the end of the road.

## 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 FEES

The successful purchaser(s) will be liable to pay the sum of £10,000. 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 £7,600 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

Matthew Clarke at Windeatts, Totnes. 01803 862233.  
matthew.clarke@windeatts.co.uk.

### AUCTION END DATE AND TIME

The auction end date is Thursday 29th May 2025 at 4:00pm.

### 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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1230168



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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.