



Barns at Stockers , Gittisham, Honiton, EX14 3AN

SOLD - Substantial barns with paddock in strategic location in East Devon. In all about 3.22 acres (1.30 ha)

2.5 Miles Honiton Centre 3.2 Miles Ottery

- Sale by Online Auction • End Date 22nd May 2024 at 5pm • Two large barns • Accessible location • In all about 3.22 acres (1.30 ha) • Completion Date 30th August 24 • Freehold • No current business rates

Auction Guide £150,000

01404 45885 | honiton@stags.co.uk



METHOD OF SALE

SOLD

SITUATION

Positioned directly off the Old A30 and surrounded by Honiton Show Ground, the barns and land has a wonderfully accessible position with a gentle aspect looking down over the Ottery Valley just outside of Honiton.

Close to the A30 trunk road, the land and barns are strategically positioned outside the development boundary of the town of Honiton and any Area of Outstanding Natural Beauty.

Honiton is a renowned centre for antiques and offers a range of independent shops and cafes. The town provides a good range of day to day amenities, schools, recreational facilities, and a railway station on the Exeter - London (Waterloo) line.

To the south is England's first World Heritage Site, the Jurassic coastline at Lyme Regis, with further popular resorts along the coast at Beer, Branscombe and Sidmouth.

THE BARNES

Two large barns forming part of an old farmstead known as Stockers Farm (the farmhouse having been demolished several decades ago). There are no planning applications/approvals on the barns, and our client is not adding a development/uplift clause in the sale contract.

THE OLD SHIPPON

Constructed predominately of stone with some brick and block walling, the single storey barn is partly open to the westerly elevation and has a timber roof structure under a suspected asbestos slate roof.

THE BARN

The barn is of mainly stone construction with bricks around the main double entrance. There is evidence of several stoned up windows and a door.

THE LAND

Gently sloping and including a small open copse the land is laid to permanent pasture with a hedge boundary to the road and fence to the eastern boundary. In all about 3.22 acres (1.30 ha).

COMPLETION DATE

Completion date set for the 30th August 2024

TENURE

Freehold and is available with vacant possession on completion.

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 has a right of access partway down the track to the east for additional access.

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.

Please note the purchaser will be responsible to fence with sheep netting and two strand barbed wire the boundary A - B - C within 6 weeks of completion and maintain thereafter.

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.



BUYERS & ADMINISTRATION FEE - Traditional Online

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 including 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.

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.

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

Mrs Jo Knight

Every's
The Laurels
46 New Street
Honiton
EX14 1BY

01404 43431
law@every's.co.uk

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

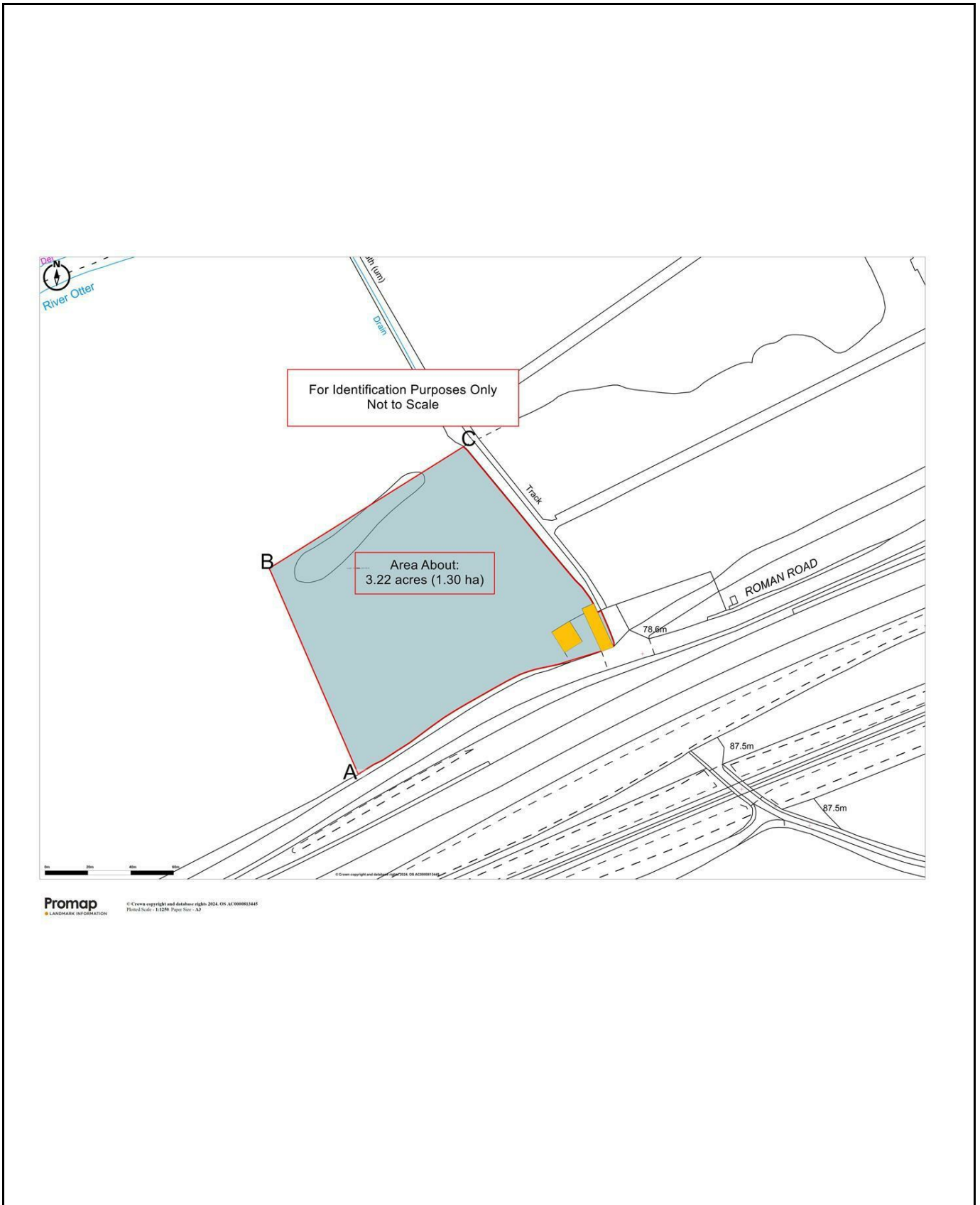
DIRECTIONS

From the centre of Honiton head out on the A30 Truck road towards Exeter. Take the first slip road and turn left at the bottom, under the road, taking the next left to Weston (Old A30), continue for just under half a mile and the land and buildings are on your left.

SERVICES

No mains electric on site. Mains water via a meter next door.





@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.