



Land on Cannington Road Cannington Road, Witheridge,  
Tiverton, Devon EX16 8EZ

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Land in the village of Witheridge designated as  
public open space

Witheridge Village Square 0.5 miles - South Molton 11 miles - Tiverton 10.5 miles

• Auction Guide £10,000 to £20,000 • Level & Gently Sloping Grass Land • 0.80 Acres (0.32 Hectares) • Within Walking Distance of the Village Centre • For Sale by Auction (Unless Sold Prior) • FREEHOLD

Auction Guide £10,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)



## METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction end date is Wednesday 21st May 2025 at 4.30pm. The vendor reserves the right to withdraw, sell or alter the land 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 Auction page.

## SITUATION

The land lies on the western edge of Witheridge in North Devon, approximately 0.5 miles from the village centre. The market towns of Tiverton and South Molton are within 10.5 miles and 11 miles respectively.

## DESCRIPTION

Auction Guide £10,000 to £20,000

The land comprises an area which is designated public open space and totals approximately 0.80 acres (0.32 hectares). It was originally planted as an amenity grass area with wildflower meadows, formal shrub planting and groups of new native broadleaf trees.

## TENURE

The land is owned freehold and is registered on the Land Registry.

## COVENANTS

Details of all covenants are outlined within the Legal Pack. There is a covenant which states: Not to use the open space other than open space for free public use and enjoyment and to maintain the open space at the owner's sole cost.

## LOCAL AUTHORITY

North Devon District Council ([www.northdevon.gov.uk](https://www.northdevon.gov.uk)).

## 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.

There is open public access to the entirety of the land.

## VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From Witheridge Village Square, proceed towards Tiverton on the B3137 and after 0.1 miles turn right into Chapple Road. Continue for 0.1 miles and turn right into Brooke Road and after a further 0.15 miles turn left into Broomhouse Park and take the next left turn into Cannington Road. Continue past Witheridge Medical Centre (on the left) and follow the road around to the right and the land will be found straight ahead.

## WHAT3WORDS

Reference/// wanted.parent.confetti

## 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.

### **AUCTION FEES**

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. 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 deposit.

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 Buyer 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 to be transferred to the buyer's solicitors and must be in their client account with 48 hours of the auction ending. It is essential that buyers instruct their solicitor in advance of the auction.

### **LEGAL PACK**

Copies of the legal pack and special conditions of sale are available online via the tab on the online auction property listing page.

Prospective purchasers will need to register with the Bamboo Auctions 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 which will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### **SOLICITOR ACTING**

Muue Solicitors. Contact: Josephine Wheatley-Johnson.

### **COMPLETION DATE**

The completion date will be 20 working days after the auction or earlier by arrangement.

### **DEFINITION OF AUCTION GUIDE & RESERVE**

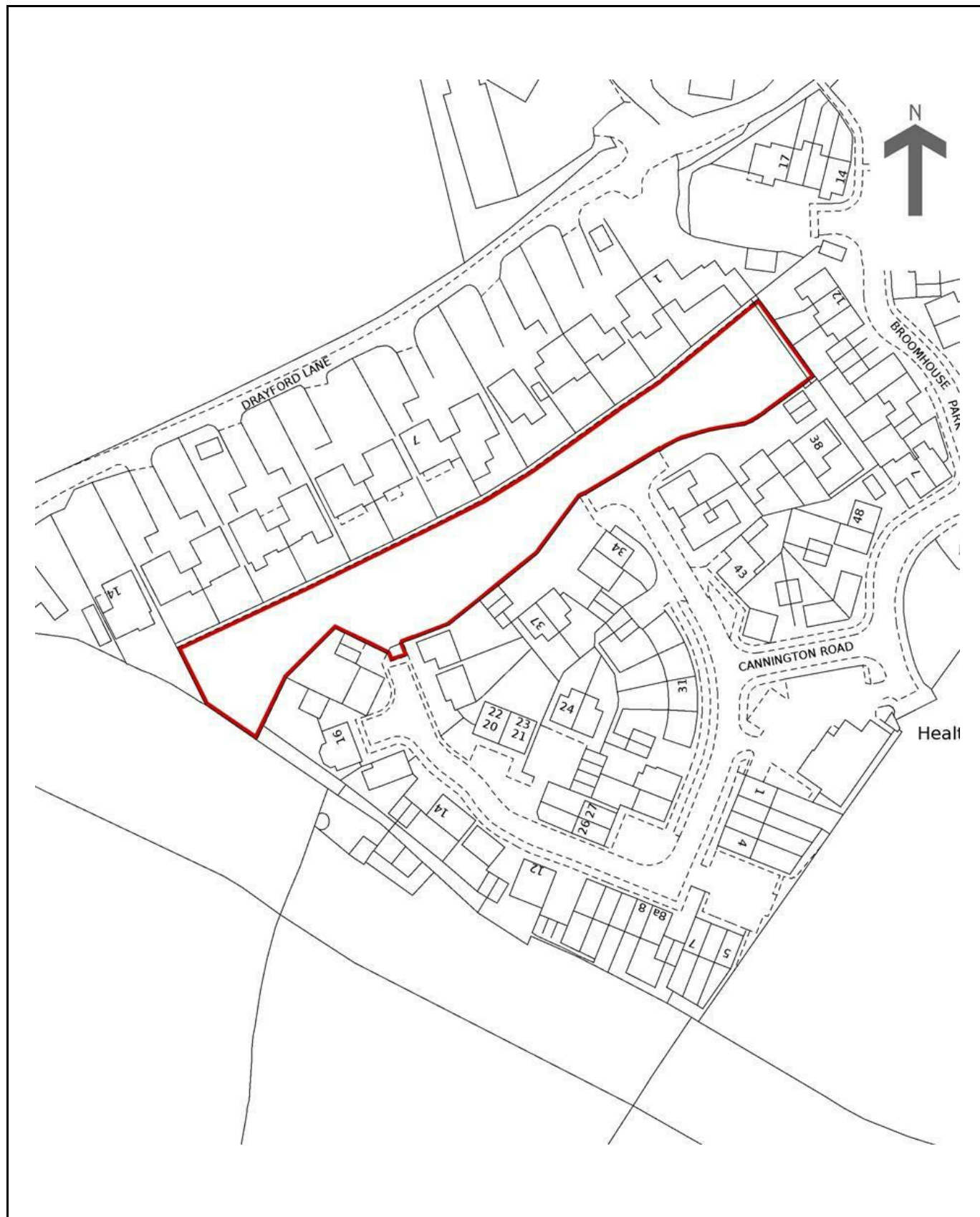
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within 10% of the guide price. Guide prices may change at any time prior to the auction.

### **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.







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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.