

ONLINE
AUCTION



Harraton Farmhouse

Harraton Farm, Modbury PL21 0SU



Harraton Farmhouse

Harraton Farm, Modbury PL21 0SU Auction Guide Price **£395,000**

**** To be sold by Online Public Auction ending at 17:00hrs on Thursday 26th September ****

A large 4-bedroom detached Grade II farmhouse, with central entrance hallway and porch, large sitting room, kitchen and dining room. In need of completed renovation with over 3360 ft² situated within 10.69 acres including driveway, barn, outbuildings, caravan, poultry barn, pasture fields, copse and woodland areas.

Harraton is a small hamlet being only 1 mile outside of Modbury which is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. There is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery and a mobile library. For more comprehensive shopping, Kingsbridge is 5 miles to the South and Plymouth is about 12 miles to the West. Harraton is on the main bus route and is less than 5 miles south of the A38. Nearby there are cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park 5 miles to the North.

- **In need of complete renovation**
- **Rural location**
- **4 good sized bedrooms**
- **Over 3360ft² of internal space**
- **Outbuildings & Caravan with potential (stpp)**
- **Over 10 acres of land**
- **No Onward Chain**
- **Bidding Registration & ID checks www.rendells.co.uk/pages/online-property-auction**

Drone Video:

https://youtu.be/9Fw_XiobWx8

Harraton Farmhouse				
OS Number	Field Number	Description	Acres	Hectares
SX6750	6152	Farmhouse, Gardens & Driveway	0.56	0.23
SX6750	6048	Barn	0.03	0.01
SX6750	6557	Caravan & Garden	0.34	0.14
SX6750	6555	Poultry Barn	0.25	0.10
SX6750	7660	Rough Grazing & Copse	2.97	1.20
SX6750	7161	Pasture Field	0.93	0.38
SX6750	6265	Pasture Field & Spring	5.32	2.15
SX6750	5273	Woodland Copse	0.28	0.11
TOTAL			10.69	4.32





General Remarks & Stipulations:

Tenure

Freehold with vacant possession.

EPC:

Band G

Services:

Mains Electricity, Mains & Spring Water, Septic Tank

Local and Planning Authority:

South Hams District Council,
Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax:

Council Tax Band D

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3Words: ///spray.budget.tearfully

Auction Process & Fees:

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is 15:00hr on Thursday 26th September. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Buyer Fees/Payments:

The successful purchaser(s) will be liable to pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,600 inc VAT is retained by Rendells/Bamboo Auctions as a contribution towards the auction costs, and £1,400 is payable towards the purchase price immediately after the auction. The Completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

Deposit Payment:

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amount paid online £1,400.00) 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.

Legal Pack:

The legal pack is available online to be downloaded (via a tab on the online auction site) whilst a paper copy can be obtained from the Seller's Solicitors (who may charge for this service). This includes the searches and legal documents relating to the property. 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 and to consult legal advice prior to bidding.

Seller Solicitors: Richard Wing of Windeattes Solicitors, 19 High Street, Totnes TQ9 5NW

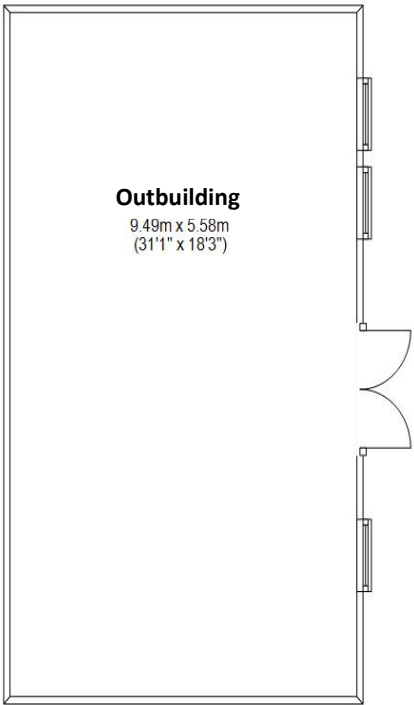
Money Laundering Checks:

It is a requirement under the Money Laundering Regulations 2017 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 www.rendells.co.uk and complete the ID checks. **This is a free registration.**

Special Conditions of Sale:

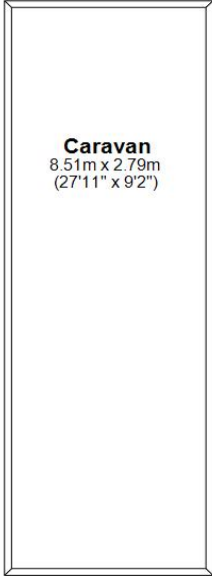
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





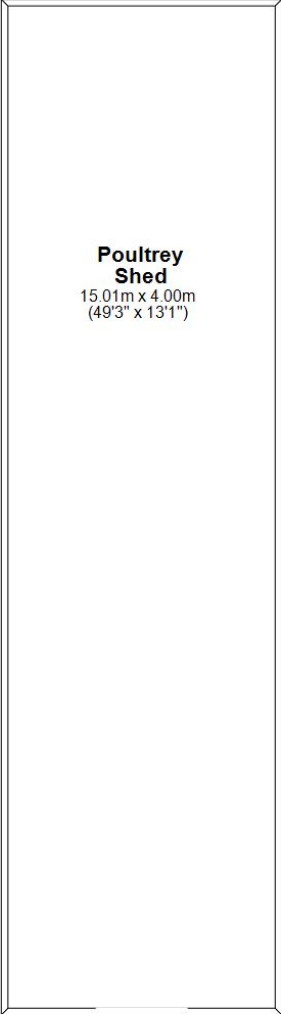
Outbuilding

9.49m x 5.58m
(31'1" x 18'3")



Caravan

8.51m x 2.79m
(27'11" x 9'2")

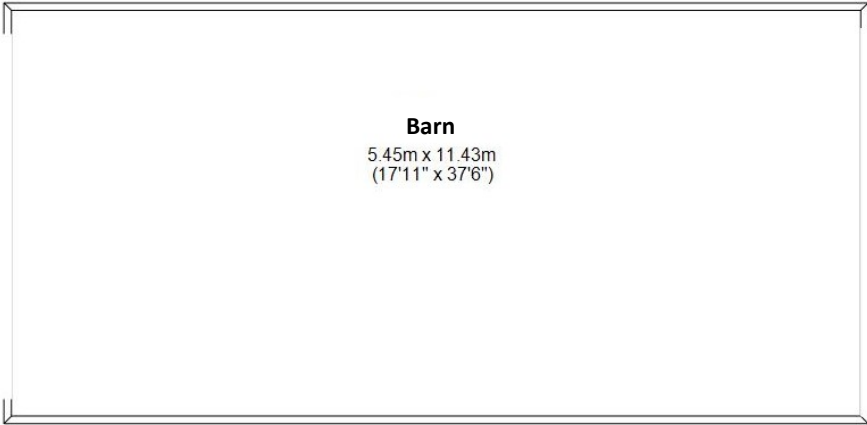


Poultry Shed

15.01m x 4.00m
(49'3" x 13'1")

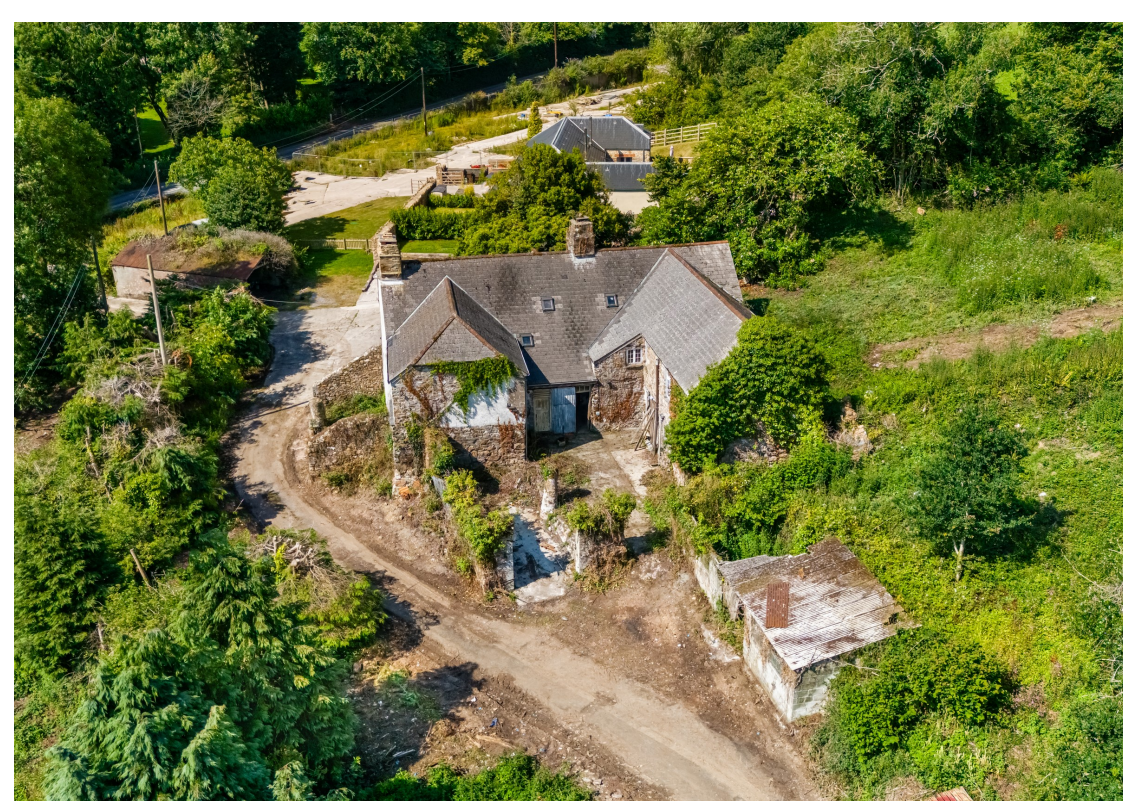


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	2 G	



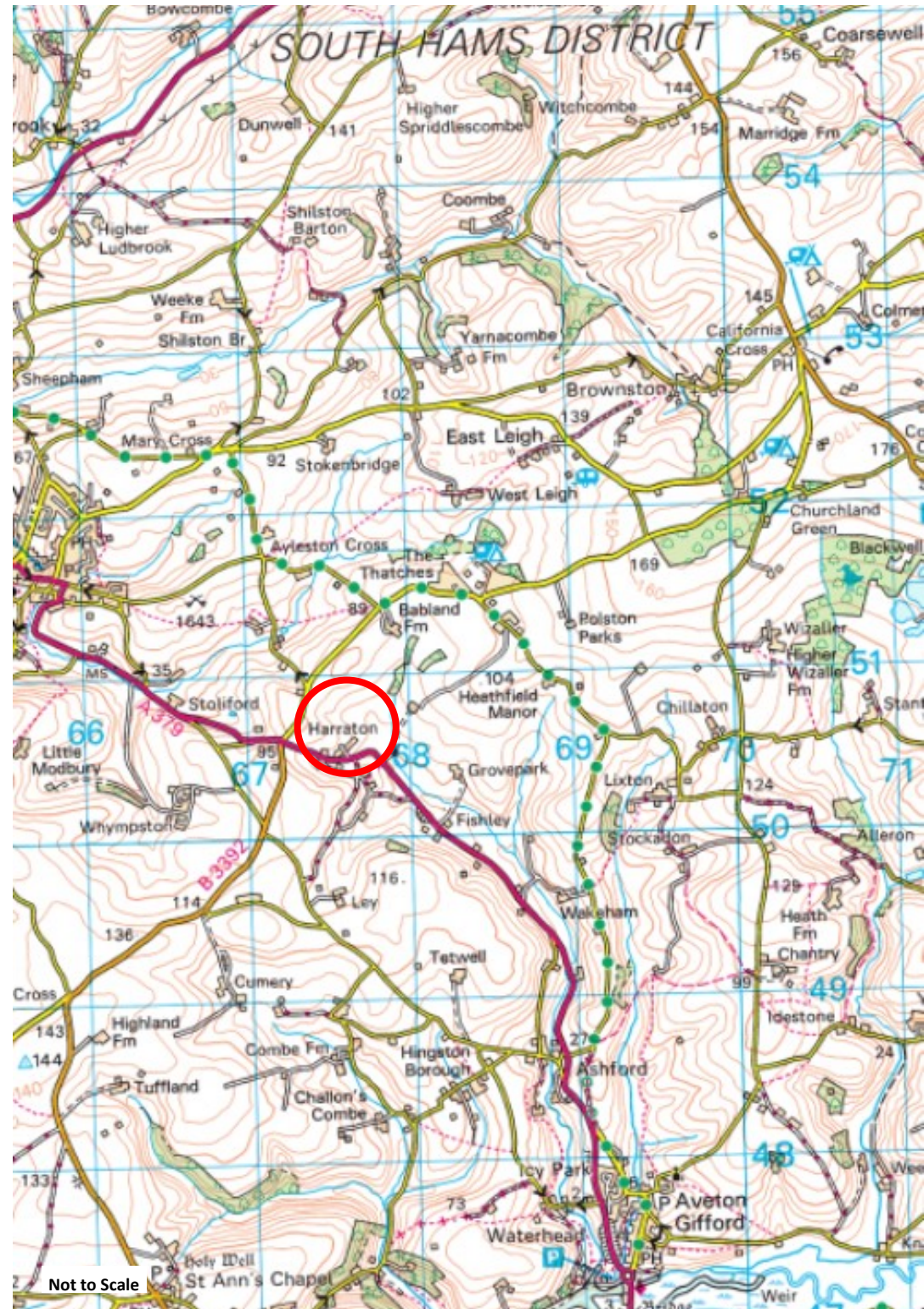
Barn

5.45m x 11.43m
(17'11" x 37'6")

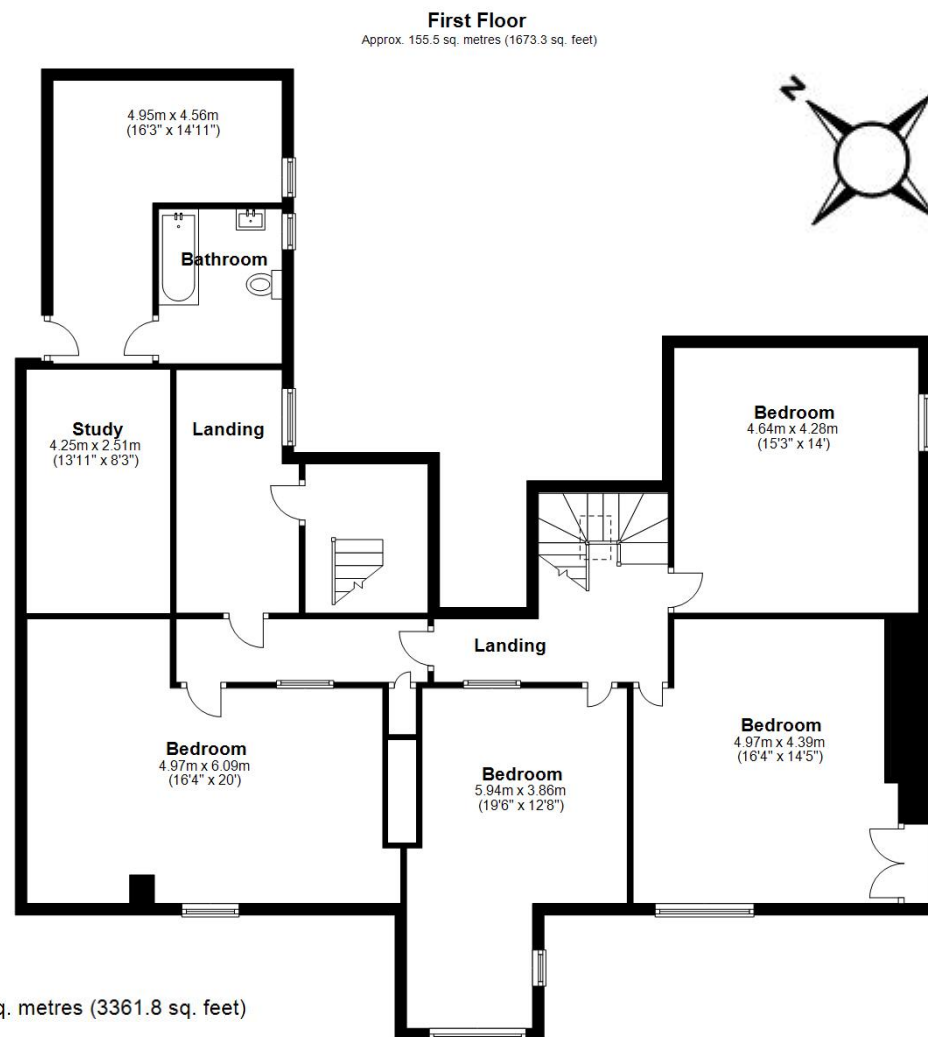
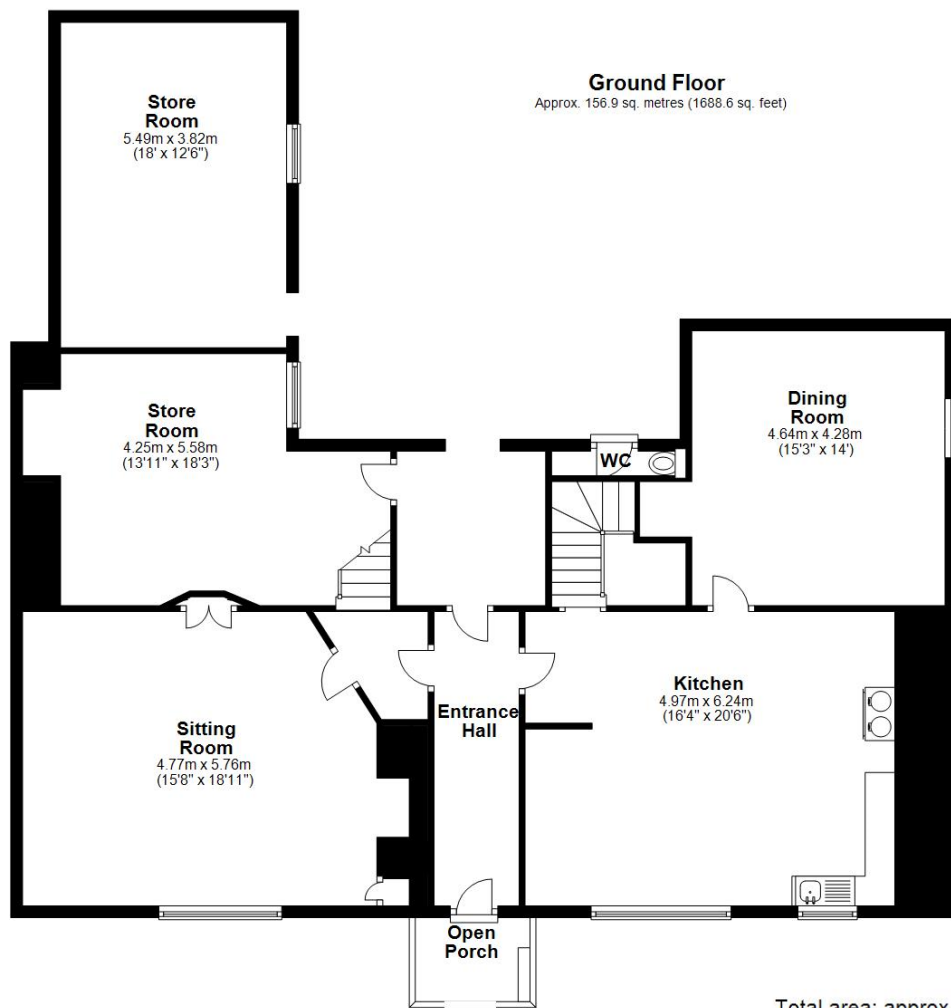




Not to Scale



Not to Scale



Total area: approx. 312.3 sq. metres (3361.8 sq. feet)

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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