

On the instructions of Mr Nicholas William Isaac

**2 miles Ipplepen, 1 mile Denbury and
1 mile Newton Abbot to Totnes Road**

**6 acres or thereabouts of
GRASS LEY**

**at Ipplepen Cross
between Two Mile Oak and Denbury**

**FOR SALE BY AUCTION ON WEDNESDAY
9TH JULY 2025 AT 3PM
AT THE JOLLY FARMER, 8 MARKET STREET
NEWTON ABBOT, TQ12 2RB**

Auctioneers:

Rendells

13 Market Street
Newton Abbot
South Devon
TQ12 2RL

Ref: CCM/VG

Telephone: 01626 353881

Email: land@rendells.co.uk

Solicitors:

Mr Warren M Douglas

WBW Solicitors

The Forum
Barnfield Road

Exeter

Devon

EX1 1QR

Telephone No. 01392 274126

General Remarks

The 6 acres grass field has good gateway access from the local road at Ipplepen Cross where the Two Mile Oak to Denbury Road is joined by the road from Ipplepen. The land is level or has a generally low gradient and has been stocked with either cattle or horses or cut for hay over many years, is bounded by a bank and growth hedge by the road the other two boundaries are a post and wire netting fence marked A to B, and the line C to D on the plan will be a pressurised creosote timber post and galvanised iron netting and 2 strands of barbed wire fence. The purchaser will be required to erect the fence within 3 months of completion.

Schedule of Land

SX Map Sheet	Field No	Description	Size (Acres)	Size (Ha)
SX 8368	1848	Grass Ley	6.01	2.43
Total			6.01	2.43

Tenure

Title – The land is not registered.

The land will be sold with vacant possession on completion on the 8th of August 2025.

Boundary Ownership

The boundary ownership is shown by a "T" on the plan.

Erection of fence between C and D

The purchaser will be responsible for constructing a fence between C and D as shown on the sale plan. The fence to be constructed of pressure creosoted posts with galvanised iron stock netting and 2 strands of barbed wire within 3 months of purchase. The owners to maintain thereafter.

Services - Water

None connected.

A private water pipe runs under the field parallel to the road hedge. The purchasers will be entitled to take the water from this for up to six months from the date of completion – by arrangement with the seller.

The purchasers must make his or her arrangements to connect to the water mains under the road near Ipplepen Cross.

Utilities

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

Planning Authority

Planning Department, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX

Mineral Rights

The mineral rights are included but note that Home Park Farm hold a restrictive covenant over extraction of minerals.

Directions

Take the Totnes Road from Newton Abbot (A381) and at Two Mile Oak turn right continue along the road towards Denbury and at Ipplepen Cross, turn left and the gateway to the field will be seen.

Viewing

At any time in the hours of daylight with the particulars to hand.

Please contact Rendells on 01626 353881 or email land@rendells.co.uk to inform them that you will be going and also provide them with your full names and address.

Identification, Bidding and Payment

Any person wishing to bid must provide proof of identity by presentation of a current driving licence or passport and a recent utility bill at least 24 hours before the auction and in addition complete the Identification form and the Political Contact form.

Bidding can be done in person or by representation subject to having written permission or by telephone so long as the auctioneers are contacted 24 hours before the date of the auction.

Payment of the deposit may be made by cheque, debit card or BACS payment.

A Bidding form is attached.

Plan

The sale plan has been prepared from an OS plan produced from Pro Map. This should be used as a guide.

Please complete this registration form and hand to the auctioneer
or a member of Rendells' staff before the auction

6 Acres or thereabouts of Grass Ley at Ipplepen Cross between Two Mile Oak and Denbury Newton Abbot South Devon	
Full Name(s):	
Correspondence Address:	
Post Code:	
Work/Home Tel:	Mobile:
Email Address:	
Solicitor	
Company:	Attention:
Address:	
Post Code:	
DX (if known):	Tel:
Email:	



**6 acres or thereabouts of
Grass Ley at Ipplepen Cross
Between Two Mile Oak and Denbury
Newton Abbot
Devon**

**On
Wednesday 9th July 2025 at 3pm
at the Jolly Farmer,
8 Market Street,
Newton Abbot,
South Devon,
TQ12 2RB**

GENERAL CONDITIONS OF SALE

Note: These General Conditions of Sale should be read with the Auctioneers' Particulars of Sale (and with any Special Conditions of Sale which will be annexed).

1. Definition and Interpretation

In these Special Conditions of Sale and Standard Conditions of Sale unless the context otherwise requires the following expressions shall have the following meanings assigned to them:

“The Auctioneers” mean Messrs, Rendells of 13 Market Street, Newton Abbot, South Devon, TQ12 2RL.

“The Particulars” mean the Particulars of Sale prepared by the Auctioneers in respect of the above auction.

“The General Conditions” mean these Conditions of Sale.

“The Special Conditions” mean the attached Special Conditions of Sale.

“The Memorandum” means the Memorandum annexed to the Special Conditions.

“The Property”	means the freehold property known as 6 acres of Grass Ley at Ipplepen Cross between Two Mile Oak and Denbury, Newton Abbot, South Devon.
“The Auction”	means the auction to be held on Wednesday the 9 th July 2025 at 3pm at the Jolly Farmer, 8 Market Street, Newton Abbot, South Devon, TQ12 2RB.
“The Seller”	means Mr Nicholas William Isaac.
“The Seller’s Solicitors”	mean Mr Warren M Douglas, WBW Solicitors, The Forum, Barnfield Road, Exeter, Devon, EX1 1QR.
“The Buyer”	means the person who submits the highest bid accepted by the Auctioneers in respect of the Property.
“The Buyer’s Solicitors”	means the person or firm named as such in the Memorandum annexed to these Special Conditions.
“The Purchase Price”	means the amount of the successful bid.
“The Completion Date”	means the 8 th day of August 2025.
“The Interest Rate”	means 5% over the base rate of Lloyds Bank Plc from time to time.
“The Standard Conditions”	means the Standard Conditions of Sale (5th Edition).
“Working Day”	means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory Bank Holiday.
“Interpretation of Special Conditions and Standard Conditions”	<p>Words importing one gender shall be construed as importing any gender.</p> <p>Words importing the singular shall be construed as importing the plural and vice versa.</p> <p>Where any party comprises more than one person the</p>

obligations and liabilities of that party shall be joint and several obligations and liabilities.

Clause heading does not form a part of these conditions and shall not be taken into account in its construction or interpretation.

2. General and Special Conditions of Sale

2.1 The Property is sold subject to the General Conditions and the Special Conditions.

2.2 In the event of any conflict between the General Conditions and the Special Conditions then these Special Conditions shall prevail.

3. Memorandum

The Buyer shall at the close of the sale sign the Memorandum in the form annexed to the Conditions. Time shall be of the essence as to the signature of the Memorandum, the payment of the deposit, and the honouring of any cheque and, if such conditions are not satisfied, the Property may fail to be re-sold and any person whose bid has been accepted shall, notwithstanding that the agreement thereby made shall otherwise be at an end, indemnify the Seller against any losses damages and expenses arising out of the transaction not proceeding to completion.

4. Deposit

4.1 The Buyer shall at the close of the sale pay a deposit of 10% of the Purchase Price to the Auctioneers, Rendells, who shall hold the money as stakeholders. The money will be held in Rendells Clients Deposit Account at Lloyds Bank Plc, 41 Courtenay Street, Newton Abbot, South Devon, TQ12 2QW.

4.2 The deposit may be paid by such method as the Auctioneers shall in their discretion accept and the Buyer shall produce such evidence as the Auctioneers may reasonably require of his identity and credit worthiness and if the deposit is paid otherwise than in cash that his instrument of payment will be honoured.

4.3 If the instrument of payment of the deposit is not honoured on the first presentation the Seller shall have the option:-

4.3.1 of rescinding the sale or

4.3.2 or affirming the sale

and if the Seller affirms the sale either

4.3.2.1 the Seller may determine the contract and forfeit the deposit which shall remain due to the Seller and in addition the Buyer will remain liable on his instrument of payment and for any losses damages and expenses suffered by the Seller and flowing from the breach of contract by the Buyer or

4.3.2.2 the Seller may seek specific performance of the sale.

5. Completion

5.1 Completion of the sale and purchase and payment of the balance of the Purchase Price shall take place on the Completion Date at the offices of the Seller's Solicitors or where they may direct.

5.2 In the event that the actual completion shall take place after 12 noon on a Working Day then for the purposes of making apportionments (if any) the date of actual completion shall be deemed to be the next Working Day.

5.3 The Seller shall not be required to transfer the whole or any part or parts to any person or body other than the Buyer who signs the Memorandum.

5.4 Payment of the balance of the purchase price is to be made in pounds sterling and only by way of direct transfer to the sellers Solicitors account.

6. Notice to Complete

6.1 The Seller or Buyer may on or after the agreed completion date give the other Notice to Complete within ten business days excluding the date on which the notice is given making time of the essence.

- (a) The person giving the notice must be ready to complete.
- (b) If the Buyer fails to comply with the Notice to Complete the Seller may, without affecting any other remedy the Seller has
 - (i) rescind the Contract
 - (ii) claim the deposit
 - (iii) forfeit the deposit
 - (iv) re-sell the Lot and
 - (v) claim damages from the Buyer.
- (c) If the Seller fails to comply with a Notice to Complete the Buyer may, without affecting any other remedy the Buyer has,
 - (i) rescind the Contract and
 - (ii) recover the deposit from the Seller or, if applicable, a stakeholder.

6.2 If the Contract is rescinded or otherwise brought to an end.

- (a) The Buyer must return all papers to the Seller and appoint the Seller as its agent to cancel any registration of the Contract.
- (b) The Seller must return the deposit and any interest on it to the Buyer (and the Buyer may claim it from the stakeholder if applicable) unless the Seller is entitled to forfeit the deposit under the above condition 6.1.

7. Capacity and Covenants of Title

The Seller sells as registered proprietor with full title guarantee.

8. Possession

The land is sold with vacant possession on completion.

9. The land is not registered.

10 Encumbrances

10.1 The Property is sold subject to all matters referred to in these Conditions.

- 10.2 Whether or not the Buyer shall have inspected any of the documents referred to in these conditions and the Special Conditions relating to any of those matters he shall be deemed to purchase with full knowledge of them and their contents and shall not make any objection nor raise any requisition in relation to them notwithstanding any partial incomplete or inaccurate statement in those Conditions.
- 10.3 The Buyer accepts the title of the Seller to the Lot as at the Contract date and they raise neither requisitions nor objections except in relation to any matters following the Contract date.
- 10.4 Unless otherwise stated in the Special Conditions the Seller sells with Full Title Guarantee except that
- (i) All matters recorded in registers open to public inspection are to be treated as within the actual knowledge of the Buyer and
 - (ii) An implied Covenant as to compliance with the Tenants obligations under leases does not extend to the state or condition of the Property where the Property is Leasehold Property.
- 10.5 The Transfer is to have effect as if expressly subject to all matters subject to which the Property is sold under these Conditions.
- 10.6 Unless a form of Transfer is set out in the Special Conditions
- (i) The Buyer must supply a draft Transfer to the Seller at least ten business days before the agreed completion date and the engrossment five business days before that date or if later two business days after the draft has been approved by the Seller and
 - ii) The Seller must approve or revise the draft Transfer within five business days of receiving it from the Buyer.

10.7 If the Seller remains liable in any respect in relation to the property following completion the Buyer is specifically to covenant in the transfer to indemnify the Seller against that liability.

11. Other matters affecting the Property

The Property is sold subject to:-

11.1 All local land charges whether registered or not before the date of the Memorandum and all matters capable of registration as local land charges whether or not actually so registered and matters that ought to be disclosed by the searches and enquiries made by a prudent buyer whether or not the buyer has made them.

11.2 All notices served and orders demands proposals or requirements made by any local public or other competent authority whether before or after the date of the Memorandum.

11.3 All actual or proposed charges notices orders restrictions agreements conditions contraventions or other matters arising under the enactments relating to town and country planning.

11.4 All rights including rights of way (whether public or private) light support drainage water and electricity supplies and other rights and obligations easements and quasi-easements and all existing proposed wayleaves for masts pylons stays cables drains and water gas and other pipes and all other matters affecting the Property whether or not the same are apparent.

11.5 Matters registered or capable of registration by any competent authority or under the provisions of any statute.

11.6 Outgoings and other liabilities.

11.7 Anything that is an overriding interest within the meaning of the Land Registration Act 2002.

12. Disclaimer

- 12.1 A copy of the Particulars, the General Conditions and the Special Conditions relating to the Property having been available for inspection at the offices of the Seller's Solicitors and the Auctioneers for not less than 14 days prior to the date of the Auction the Buyer shall be deemed to purchase with full knowledge thereof whether the same shall have been inspected by the Buyer or his Solicitors and the Buyer shall not be entitled to raise any enquiries or requisitions in respect of thereof.
- 12.2 The Property is believed and shall be taken to be correctly described in the Particulars, the General and the Special Conditions but any incorrect statement error or omission which may be discovered in the description thereof the Auctioneers general remarks, the plans, or in the documents of title, shall not annul the sale and nor shall the Buyer claim or be entitled to any compensation in respect thereof, provided that such error or omission does not materially affect the market value of the Property.
- 12.3 The Property is sold in its present state of repair and condition and the Buyer shall be deemed to have full notice and knowledge thereof and shall make no requisition or objection in respect thereof.
- 12.4 The Buyer acknowledges that, having inspected the Property, he enters into the purchase or any agreement collateral thereto on the basis of his own inspection and enquiries of the relevant authorities and on the Seller's Solicitors written replies to his own or his Solicitor's enquiries and not on reliance upon any other express or implied representation, whether made orally or in writing, by or on behalf of the Seller.
- 12.5 The Buyer shall not object or raise a requisition to any minor discrepancy between the size of the Property as given in the Particulars, the General and the Special Conditions and as evidenced by the title deeds or between the plans annexed to the title deeds; in each case the latter shall prevail. In the event of any variation or inconsistency between the Particulars, the General and the Special Conditions, the latter shall apply.

- 12.6 The Buyer is not relying on the information contained in the particulars or in any replies to the preliminary enquiries but on the Buyers own verification of that information.

13. Incorporation of the Standard Conditions

The Standard Conditions shall apply to these Conditions so far as they are applicable to a sale by auction and are not varied by nor inconsistent with the terms of these Conditions including the Special Conditions.

14. The Conditions of Bidding

- 14.1 The Auction is subject to a reserve price and the Seller reserves the right through the Auctioneers or other person appointed by them to bid up the reserve price.

- 14.2 The Auctioneers reserve the right to regulate the bidding and the right (without giving any reason) in their sole discretion to refuse to accept a bid. The Auctioneer's decision shall be final should any dispute arise as to the conduct of the auction.

15. Searches

The Seller's Solicitors have made available the results of the usual searches and enquiries of the Local Authorities. The replies to the searches and enquiries shall be handed over to the Buyer after the Auction and the Buyer shall on completion reimburse the Seller with the cost – see Special Conditions of Sale.

16. Merger on completion

The provisions of the General and Special Conditions shall not merge on completion of the sale of the Property to the Buyer so far as they remain to be performed.

- 16.1 "Solicitors" Pack available on request or can be sent by email. Please contact Rendells Mr C C Morgan or Miss V E Gilbert - Telephone no. 01626 353881 or email: land@rendells.co.uk.

17. Law of Property (Miscellaneous) Act 1994

07.06.2025

17.1 For the purposes of Section 6.2.a of the said Act all matters recorded at the date of the Memorandum in Registers open to public inspection are to be considered within the actual knowledge of the Buyer.

SPECIAL CONDITIONS OF SALE

The Solicitors Auction Information package and Special Conditions of Sale can be sent by email or inspected at Rendells, Newton Abbot with 24 hours' notice.

DRAFT

MEMORANDUM

I/We,

of

DO HEREBY ACKNOWLEDGE that I/We have this day agreed to purchase from Mr Nicholas William Isaac the property described as 6 acres or thereabouts of Grass Ley at Ipplepen Cross between Two Mile Oak and Denbury, Newton Abbot, South Devon as described in the aforementioned Particulars at the price of

£ (Pounds)
subject to the annexed Conditions and Special Conditions of Sale and I/We have paid to the Auctioneers in accordance with General Condition 4.1 the sum of
£ (Pounds)
as a ten per cent deposit and in part payment of the purchase price and I/We hereby agree to pay the remainder of the purchase price and complete the purchase in accordance with the annexed Conditions and Special Conditions of Sale

AS WITNESS my/our hands this day of 2025

.....
Purchase Price £
Deposit £
Balance £

As Auctioneers we hereby confirm this sale and acknowledge receipt of the above mentioned deposit this day of 2025

.....
Rendells for and on behalf of

DRAFT