



# Land at Woolladon

Meeth, Okehampton, Devon, EX20 3QN

**Auction Guide Price: £130,000**

For sale by Public Auction on Wednesday 24th June,

7pm at Lifton Strawberry Fields, Lifton, Devon PL16 0DH

**KIVELLS**

- Productive pasture

- 
- Amenity woodland

- 
- Direct road access

- 
- Freehold with vacant possession available

- 
- In all about 17.90 acres
- 

Auction Guide Price - £130,000

### Situation

The land is situated just two miles west of the village of Meeth, in an unspoilt position surrounded by open countryside with views across to Dartmoor.

Meeth lies approximately 3 miles north of Hatherleigh and 3.5 miles east of Petrockstowe, both offering a selection of amenities.

### Description

The land at Woolladon comprises approximately 17.90 acres of pasture land together with a wooded copse area known as Woolladon Copse. The land is arranged into two useful enclosures and offers a blend of open grazing/mowing ground and amenity woodland. The property is considered well suited to a range of uses, its current use forming purely agriculture however offering potential for equestrian, conservation or general amenity purposes, subject to any necessary consents. There is direct road access from the eastern boundary and there are no rights of way crossing the land.

### Services

Mains water is connected but capped at present.

### Tenure and Possession

Freehold with vacant possession available on completion.

### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

### Local Authority

West Devon Borough Council.



### Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

### Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.



## Auction Date and Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June at 7.00pm.

## Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017. Bidders will be required to provide one form of Government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this may prejudice your ability to bid on the night.

## Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (£2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note that if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding. This can be obtained from Kivells' website and is free to download. Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

## Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

## Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

The deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payments available at each auction.

## Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indications of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change, up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

## Directions

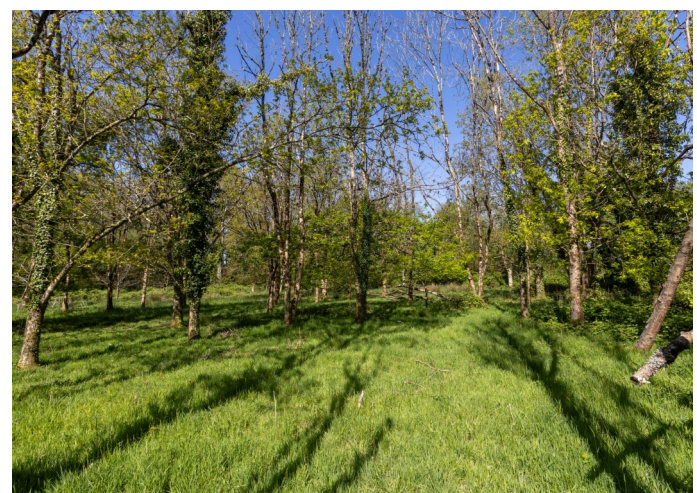
What Three Words: ///drizzly.verb.launched

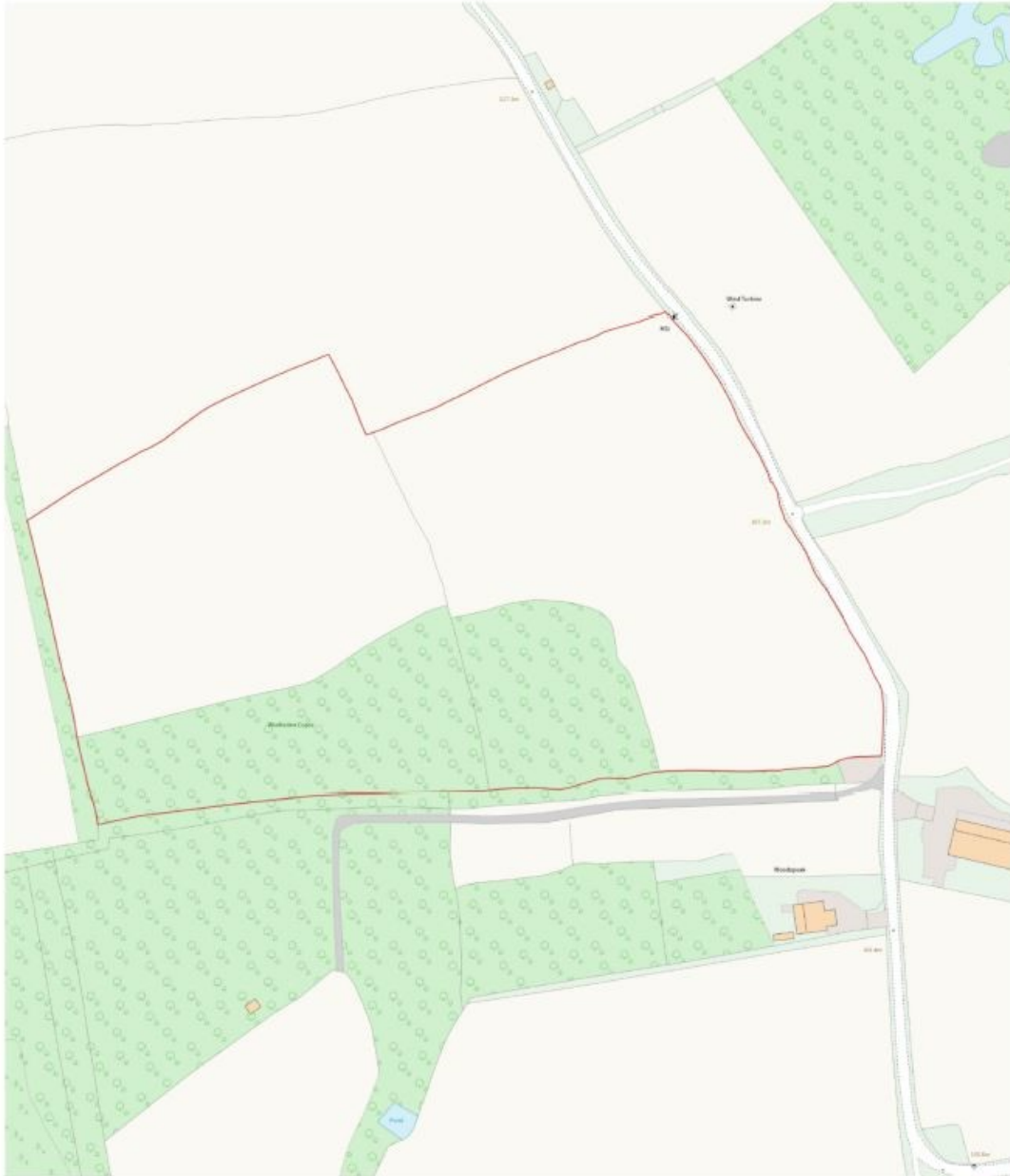
## Viewings

Please ring 01392 252262 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Vendors Solicitors

Peter Peter & Wright, Holsworthy Devon. T| 01409 253262  
FAO Samantha Risdon.





Produced on Land App, Apr 29, 2026.  
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100049052)



## Land Plan

Not to scale and for identification purposes only.



Kivells Farms & Land  
The Matford Centre  
Matford Park Road  
Exeter  
EX2 8FD

Find us on      [exeter@kivells.com](mailto:exeter@kivells.com)

01392 252262

**Disclaimer** - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.