



Spring Lodge, Eastcott

Spring Lodge, Eastcott, Bude, Cornwall, EX23 9PL

Land at Eastcott,

Eastcott, Bude, Cornwall, EX23 9PL

£200,000 Auction Guide Price

For sale by public auction on Wednesday 2nd September 2026 at 7pm Strawberry Field, Lifton, Devon PL16 0DH

Versatile parcel of approximately 31 acres of gently sloping land with sea views and boasting a well stocked fishing lake, 5 acres of woodland and a steel framed open barn.

Ideal for grazing, equestrian or recreational use

Certified campsite with 5 hardstanding pitches and 10 tent pitches.

Situated within the hamlet of Eastcott,



Description

Nestled within the hamlet of Eastcott, this versatile 31-acre estate combines productive agricultural potential with genuine coastal charm, boasting sweeping sea views across its gently sloping terrain. The land is partitioned into three main paddocks—accessed via a 5-bar metal gates and bordered by mature hedgerows—with a vehicular right of way along a nearby lane to ensure the movement of livestock and heavy machinery. At the top of the largest field, a substantial 60' x 39' steel-framed open barn provides ample storage for farm equipment, gardening tools, or recreational gear. Whether you are drawn to the 5 acres of woodland, the well stocked private fishing lake, or the fact that it is a certified campsite via <https://wildtrailscampingclub.com>, the access for this at the time was via a neighbouring field via a mutual agreement, this right of access does not come with the sale. This parcel is an ideal fit for equestrian, grazing, or diverse recreational pursuits.

Auction Details

Venue & Date - The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DE on 2nd September 2026 at 7pm. Buyers are advised to attend by 6.30pm to register.

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.

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.

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 (Total: £2,400 including 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 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 buyers administration fee will be included within the legal pack.

Solicitor - Ben Mitchell, Parnells

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. This 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 payment available at each auction.

Completion - Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

Local Authority - Cornwall Council, Truro.

Easements, Wayleaves, 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.

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 the 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 agent whose decision acting as experts shall be final.

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 indication 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.

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.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

Agents Note

The campsite is certified via <https://wildtrailscampingclub.com>, the access for this at the time was via a neighbouring field via a mutual agreement, this right of access does not come with the sale.

There are no services connected.

Tenure - Freehold.

Directions - What3Words:

Lane entrance : [///camera.kilt.shaves](https://www.what3words.com/camera.kilt.shaves)

Gate Entrance: [///parade.driver.escalates](https://www.what3words.com/parade.driver.escalates)

Viewings strictly by appointment only

Please ring 01288 359999 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.



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