



# Land at Compton

Marldon, Paignton, Devon, TQ3 1ST



# Land at Compton

Marldon, Paignton, Devon, TQ3 1ST

Excess £650,000 Auction Guide Price

For sale by public auction on Wednesday 29<sup>th</sup> July 2026,  
7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16  
0DH

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Productive run of Grade 2 arable land and Grade 3 pasture  
land

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Well located with excellent road access

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Freehold with vacant possession available

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In all about 70.03 acres

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## SITUATION

The land is situated approximately 1 mile to the north of Marlton, within the Local Authority of the South Hams, South Devon. The land is located in a prominent position with excellent access onto the A380 bypass. The land lies just to the west of the town Torquay, 7 miles to the south of the town Newton Abbot and 5.8 miles to the north east of the town Totnes.

## DESCRIPTION

The land comprises of a productive block of 70.03 acres (28.34 hectares). The arable land is level and gently sloping in places whilst the permanent pasture field located to the far west, is slightly steeper in topography. The land parcels are bordered by typical Devon hedgerow banks, with a large proportion of the boundary features benefitting from livestock fencing. The arable land has been used to grow a variety of cereals with the soils described as freely draining slightly acid loamy soils. The arable land is classified as Grade 2 with the permanent grassland classified as Grade 3. There is a maize crop and winter barley crop currently being grown in two of the subject field parcels forming the property and the seller will require a right of holdover to harvest this crop if completion takes place prior to harvest.

## OTHER INFORMATION

**Services** | Although connected in the past, we understand the land is not currently connected to mains water.

**Tenure** | The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date subject to any holdover to harvest the crop of maize and winter barley.

**Method of Sale** | The land is offered for sale by Public Auction.

**Land Plan** | The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

**Public Rights of Way** | There are no public rights of way over the land as far as they are known.

**Sporting and Mineral Rights** | The sporting and mineral rights are included in the sale, as far as they are known.

**Health & Safety** | Potential purchasers should be vigilant and take particular care when inspecting the property.

**Viewings** | Strictly by appointment with the selling agent, Kivells.

**Photographs** | Taken May 2026.

### Directions

**Postcode** - TQ3 1ST

**What3words** - ///bucket.commet.challenge

### Contact Us

Kivells, Farms & Land Department, Exeter

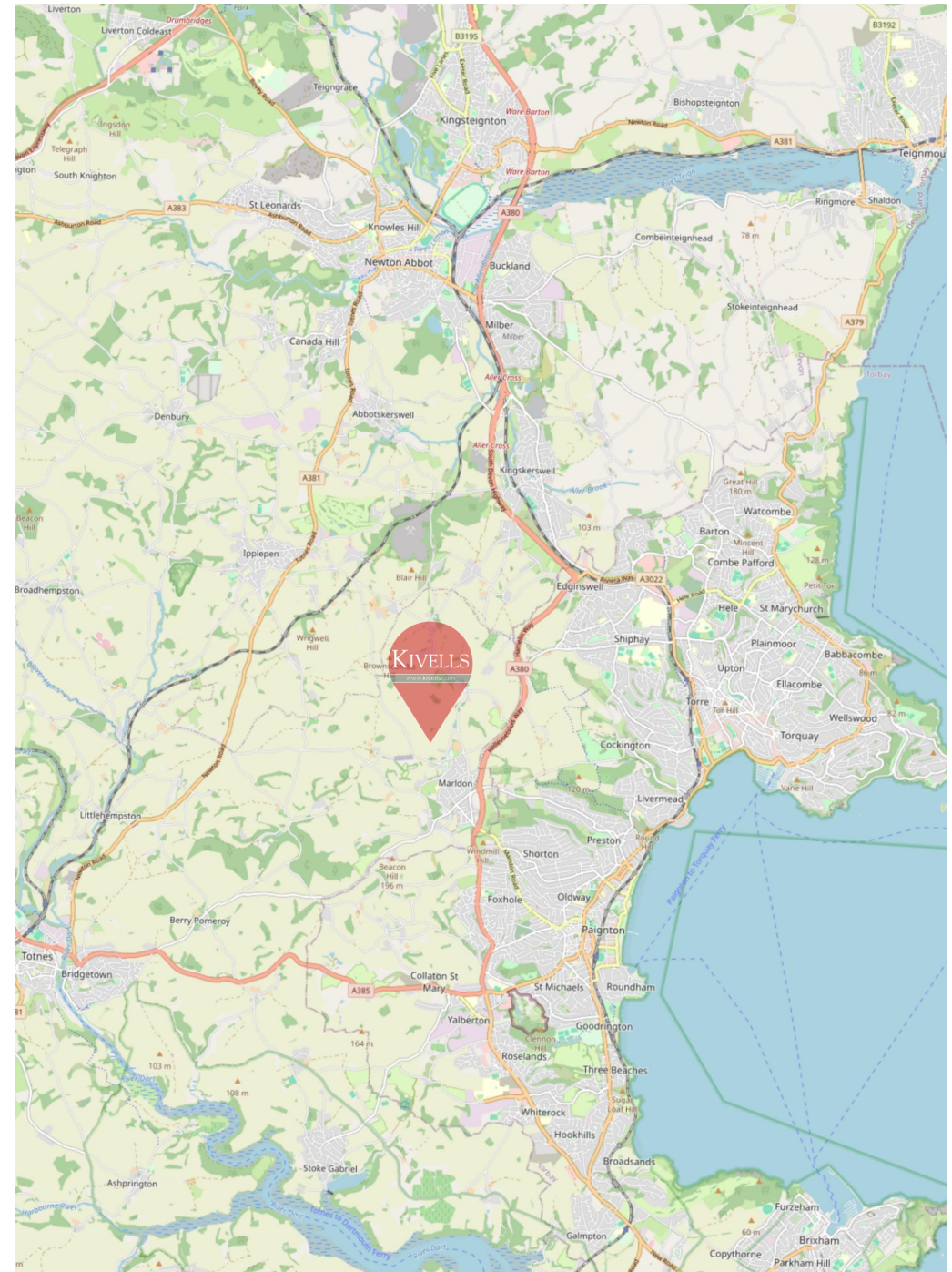
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## **AUCTION DETAILS**

### **AUCTION VENUE**

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 29<sup>th</sup> July 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 26<sup>th</sup> 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 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 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or direct card.

Please note, if the lot is sold prior to auction, or afterwards, these fees remain 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 the 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.

### **SOLICITOR**

Kitson Boyce Solicitors, Minerva House, Orchard Way, Edginswell Park, Torquay, TQ2 7FA. Tel: 01803 202020  
FAO - Christian Robertson.  
Email - christian.robertson@kitsonboyce.co.uk

### **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 payment available at each auction.

### **LOCAL AUTHORITY**

South Hams District Council

### **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 purchasers shall be deemed to have full knowledge of the 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.

### **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.

### **LAND PLAN**

Not to scale and for identification purposes only.

### **GUIDE PRICES**

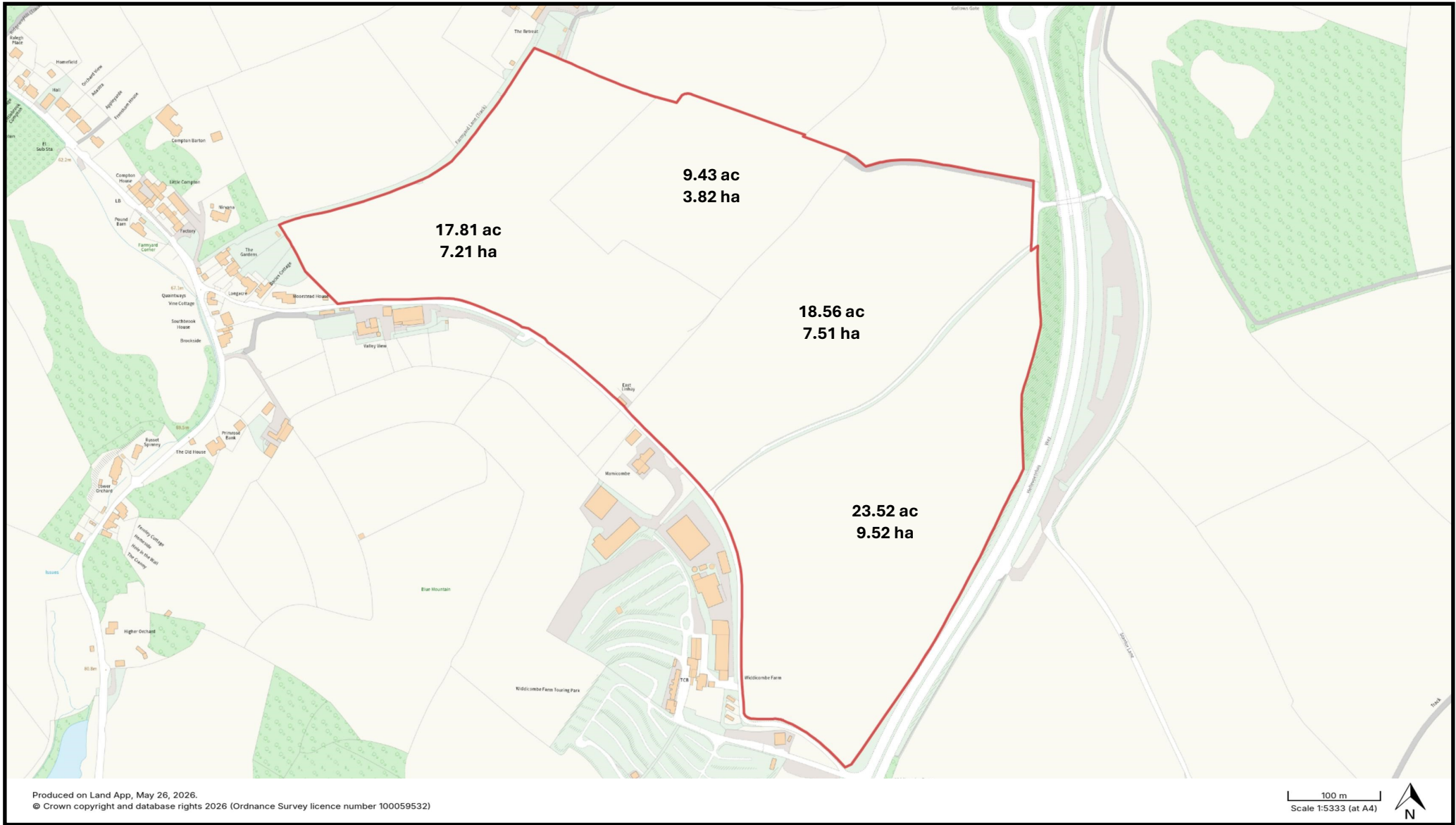
Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

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. 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.



Kivells Farms & Land Department | Phone 01392 252 262 | Email [exeter@kivells.com](mailto:exeter@kivells.com)

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