

# LAND AND OUTBUILDINGS

## BALA BROOK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# LAND AND OUTBUILDINGS

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FOR SALE BY AUCTION land and buildings lying North of Bala Brook, Dartmoor National Park TQ10 9ED

A useful block of amenity pasture and woodland extending to approx. 14.5 acres together with a range of useful brick outbuilding believed to extend to a floor plan basis to approx. 294. sqm (3163sqft) currently believed to have asbestos and accommodate bats at certain times of the year.

## Dartmoor National Park

The land and buildings are within Dartmoor National Park to which any application for alternate use would have to be made.

## Sale Plan

A sale plan has been re-produced within these sales particulars clearly identifying an area cross hatched black which does not form part of the freehold of the land being offered for sale. This area remains in the ownership of South West Water. The purchaser will also be responsible for maintaining the access road to the land and buildings over which South West Water have retained an occasional right of way for maintenance purposes.

## Method of sale

The property will be offered for sale by auction on 19th February 2026 at Harbour House, Kingsbridge TQ7 1JD at 3pm prompt subject to a reserve price, unless previously sold. A 10% deposit based on the sale price will be payable at the fall of the hammer with completion 28 days after exchange or sooner by agreement and in addition a 1% buyer's premium will be payable to the vendors sole agent by means of a bacs payment at the time and venue of the auction.

## Proxy

Those not able to attend the auction but intend to use a proxy must complete a proxy form and have with them at the time of the auction a cheque made payable to the vendors solicitor for 10% of the guide price.

## Special Conditions of Sale

A copy of the special conditions of sale can be obtained either from the vendors sole agent, Marchand Petit Modbury Office, 01548 831163 or from the vendors solicitors Tozers, Exeter EX1 1UA, 01392 207020, FAO Carly Cox, c.cox@tozers.co.uk





# PROPERTY DETAILS

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## Buyer's Premium

As stated above a buyer's premium of 1% plus vat of the hammer price will be payable to the vendors sole agent and auctioneers in addition to the purchase price and a deposit payable to the vendors solicitors at the auction. In the event the property is sold prior to auction or after the auction the buyer's premium remains payable to vendors sole agent in accordance with the contract.

## Money Laundering Regulations

All interested parties attending the auction and intending to bid should register for anti-money laundering purposes providing proof of ID and address in order to comply with money laundering regulations.

## Completion

Completion will take place 28 days after exchange or earlier by agreement.

## Viewing

At any reasonable time by those in possession of these details. Please note access to the buildings is restricted for safety reasons.

## Auction Conditions

Our standard auction conditions can be viewed on our website under Marchand Petit auction conditions. <https://www.marchandpetit.co.uk/branches/auctions>

## Property Address

Land and Outbuildings, Bala Brook, South Brent, Devon, TQ10 9ED

## Tenure

Freehold

## Authority

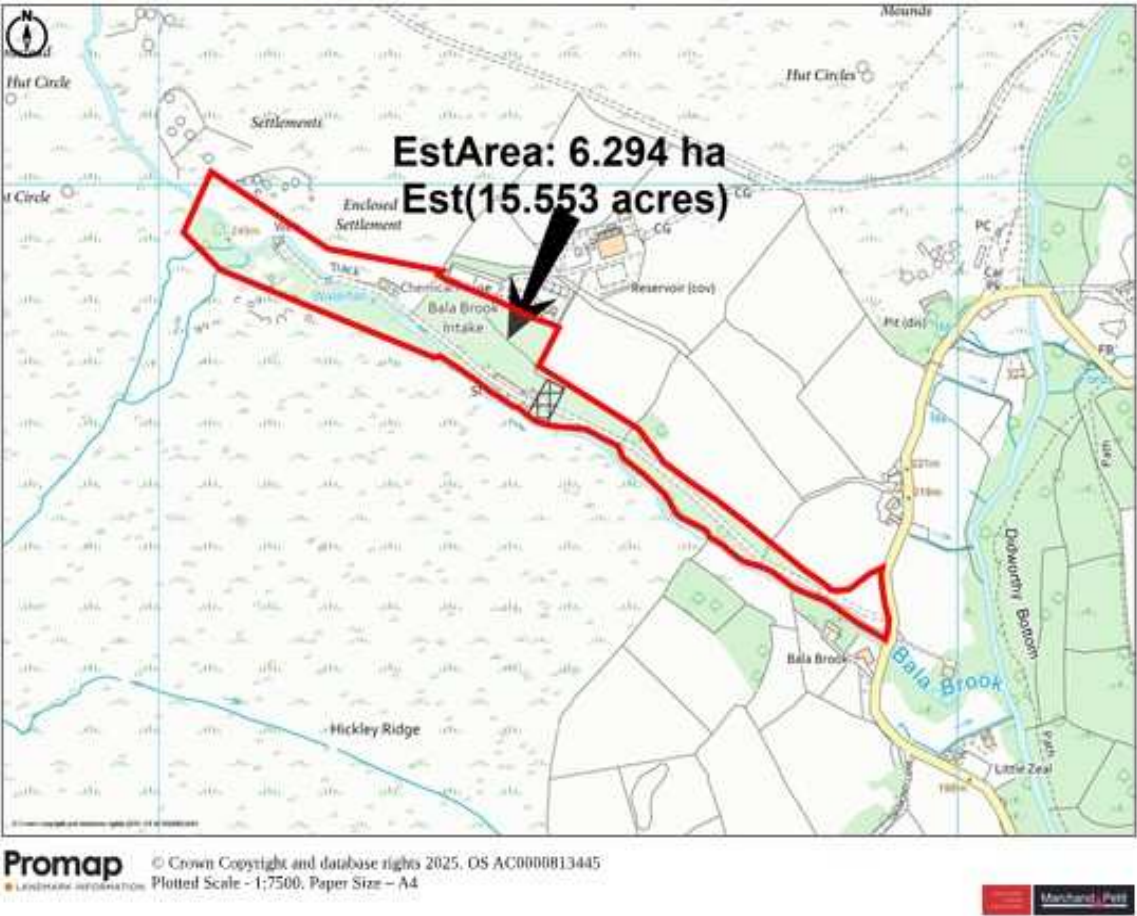
South Hams District Council





# FLOOR PLAN

**Bala Brook, South Brent, Devon, TQ10 9ED.**  
**Identification Purposes Only**



Limited Use Area(s) = 20 sq ft / 1.9 sq m  
Outbuilding(s) = 2874 sq ft / 267 sq m

For identification only - Not to scale



Denotes restricted  
head height



OUTBUILDING 2



OUTBUILDING 3



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Marchand Petit Ltd. REF: 1336409

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.