



Land at Sticklepath

Sticklepath, Okehampton, EX20 2PA

For Sale by Public Auction on Wednesday 7th October 2026



Land at Sticklepath

Okehampton, Devon

For sale by Public Auction
at Lifton Strawberry Fields,
Lifton, Devon
PL16 0DH

on

Wednesday 7th October at 7.00pm

Auction Price Guide £15,000



Situation

The land occupies an attractive rural position on the northern fringes of Dartmoor National Park, within an appealing and unspoilt countryside setting. It lies just outside the popular villages of South Zeal and Sticklepath, both offering a range of local amenities and convenient access to Dartmoor. Despite its rural position, the land is within easy reach of the A30, providing excellent road connections towards Exeter and across the wider Devon and Cornwall road network

Description

An attractive parcel of approximately 6.17 acres offers excellent amenity and recreational appeal within a peaceful and varied natural setting. The land comprises an interesting mix of open grassland, established woodland, scrub and watercourses, creating a diverse and attractive landscape. The remains of a former farmstead/dwelling are also situated within the land, adding further interest and character to the property. This variety of habitats provides strong biodiversity, conservation and ecological value, with considerable potential for habitat enhancement, nature conservation and wider environmental benefits.

Access to the land is provided via the bridleway shown on the sale plan running from Point A to Point B. The route allows for vehicular access for part of the way, although vehicles are unable to proceed for its full length to the land. Pedestrian and equestrian access is available along the bridleway

Auction Information

Venue & Date | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 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.

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.

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. 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.

Solicitor | Stamp James Solicitors, Exeter.

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.

Tenure | Freehold.

Local Authority | West Devon Borough Council.

Dartmoor National Park

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.

Designations | The land is situated within Dartmoor National Park and is designated as Conclusive Open Country under Section 4 of the Countryside and Rights of Way Act 2000. Accordingly, whilst there are no designated public rights of way crossing the property, the land is subject to public access on foot in accordance with the provisions of the Act.

Land Plans | The plans included are for identification purposes only and not to scale.

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.

Services Natural water supply.

Directions Postcode = EX20 2PA

What3words

Point A on sale plan (road access)

////////housework.opposing.searcher

Point B on sale plan (site access)

///cheerful.jumbo.marine

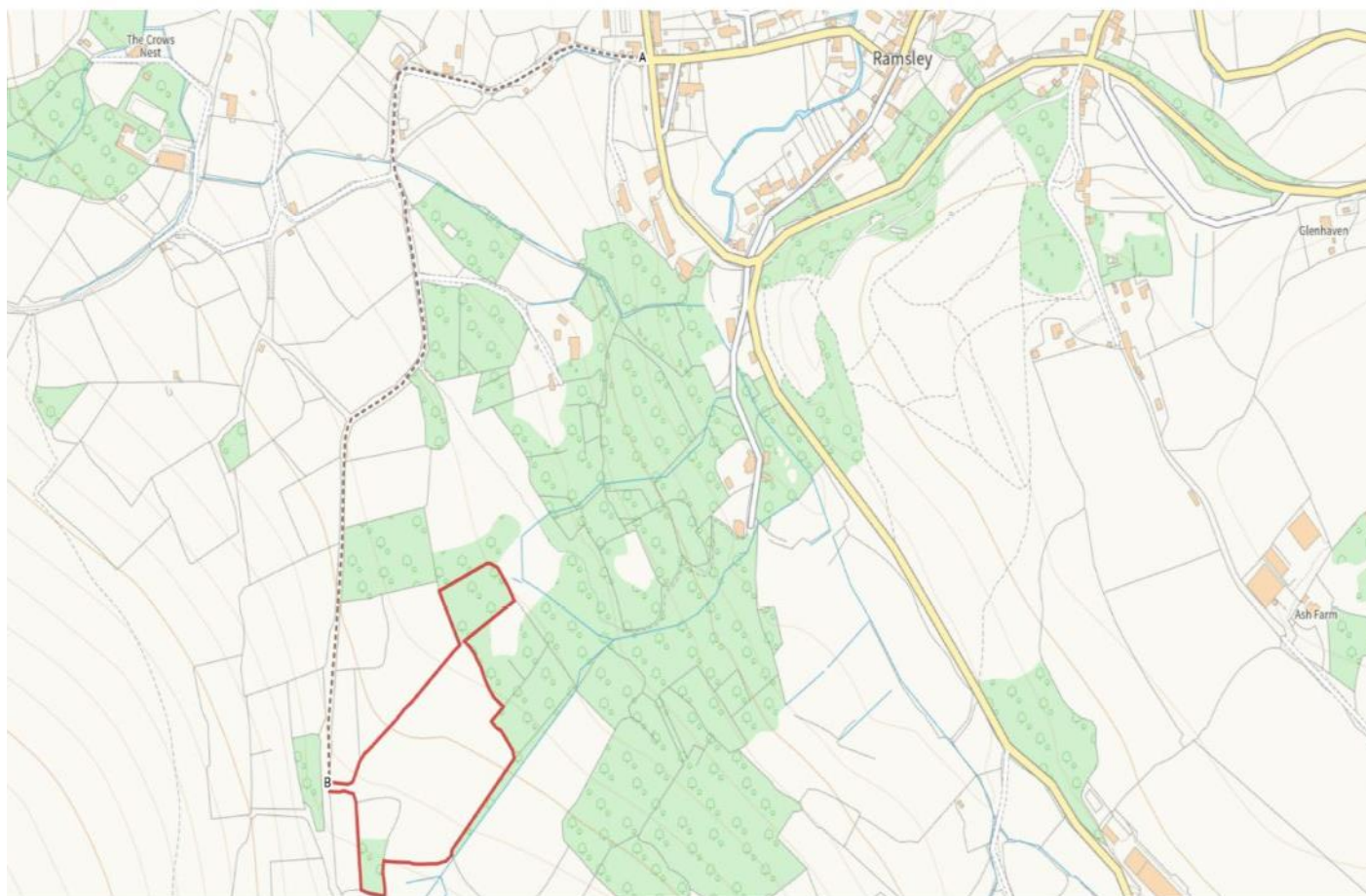
Viewings

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

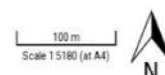
Contact Us

Please call Kivells Exeter Farms & Land Department

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