

Established



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Land For Auction

DRN

Land at Turnpike Cottage, Stokenham, Kingsbridge TQ7 2SE



11.03 acres (4.46ha) of agricultural land with good access and fantastic views.

****Online Auction ending Thursday 8th October at 20:00 hrs****

For Auction Guide Price £85,000

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: land@rendells.co.uk

11.03 acres (4.46ha) of land at Turnpike Cottage, Stokenham TQ7 2SE DN763618 – By Online Auction

Situation:

The land is situated to the east of the village of Stokenham and to the west of Torcross & Torcross Line directly off the A379. Being 5 miles east of Kingsbridge and 7 miles south of Dartmouth.

Description:

The property consists of around 11.03 acres of sloping pasture grazing and cutting ground that is upon free draining soil with mature hedgerow boundaries and road access.

The land is a useful size, ideal for an agricultural smallholding or just amenity land benefiting from fantastic uninterrupted coastal views over Slapton ley & Torcross Line.

Access is directly off the A379 public highway with rising to the south with stock fencing to most of the boundaries.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8142	4060	Grassland Pasture	9.49	3.84
SX8142	2251	Grassland Pasture	1.54	0.62
		TOTAL	11.03	4.46

Services:

There are no services to the property however, water is within the property and electricity is nearby and both can be connected through the relevant suppliers:

South West Water <https://www.southwestwater.co.uk/building-and-development/services/contact-us>

National Grid <https://connections.nationalgrid.co.uk/small-connection-69kva/>

Tenure:

The property is available freehold with vacant possession.

Wayleaves, Rights & Easements:

The land is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

There are no public rights of way across the property.

Covenant, Restrictions or Overage:

The land will not be subject to any restrictions or overage by the vendor.

Local Authority:

South Hams District Council, Follaton house, Plymouth Road, Totnes TQ9 5NE 01803 861234

Drone Video:

<https://youtu.be/DqvYrHTx7Zc>

Boundaries, Roads & Fencing:

The Purchaser/Purchasers shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges. The boundaries mainly consist of mature hedgerows, the purchaser will be proportionately responsible to keep the private track accessible and maintained for vehicular use.

Viewing:

Viewing is available during daylight hours subject to prior registration with **Rendells Newton Abbot** Tel no. 01626 353 881. Buyers will need to have a copy of the particulars to hand.

Directions:

From Kingsbridge continue along the A379 towards Stokenham, at the mini roundabout continue straight across and continuing towards Torcross. The double field gates are on the right opposite Start Bay Caravan Park.

What3Words:

///hampers.backhand.crossword



Health & Safety:

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

Plan:

The sale plan has been taken from Promap and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase

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this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Method of Sale

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 8th October 2026 at 8pm (20.00 hours).

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Proving of Identity

It is a requirement of all bidders to register via the online sales site and complete the ID checks. There is no charge for registration. Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

Buyers Fee & Costs

The successful purchaser(s) will be liable to pay the buyers fees of £4800.00 inc VAT & the Buyer shall pay the costs of £638.82 being the contribution to the searches.

Deposit Payment

The Seller and Buyer agree that the winning Bidder will transfer the 10% deposit by 12pm the next working day of the end of this online auction to the Buyers solicitor.

Legal Pack

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Solicitor Acting

Roseanna McNally Bartons Solicitors, 20 Fore Street, Kingsbridge TQ7 1NZ tel.01548 855655
rm@bartons.co.uk

Completion Date

The completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

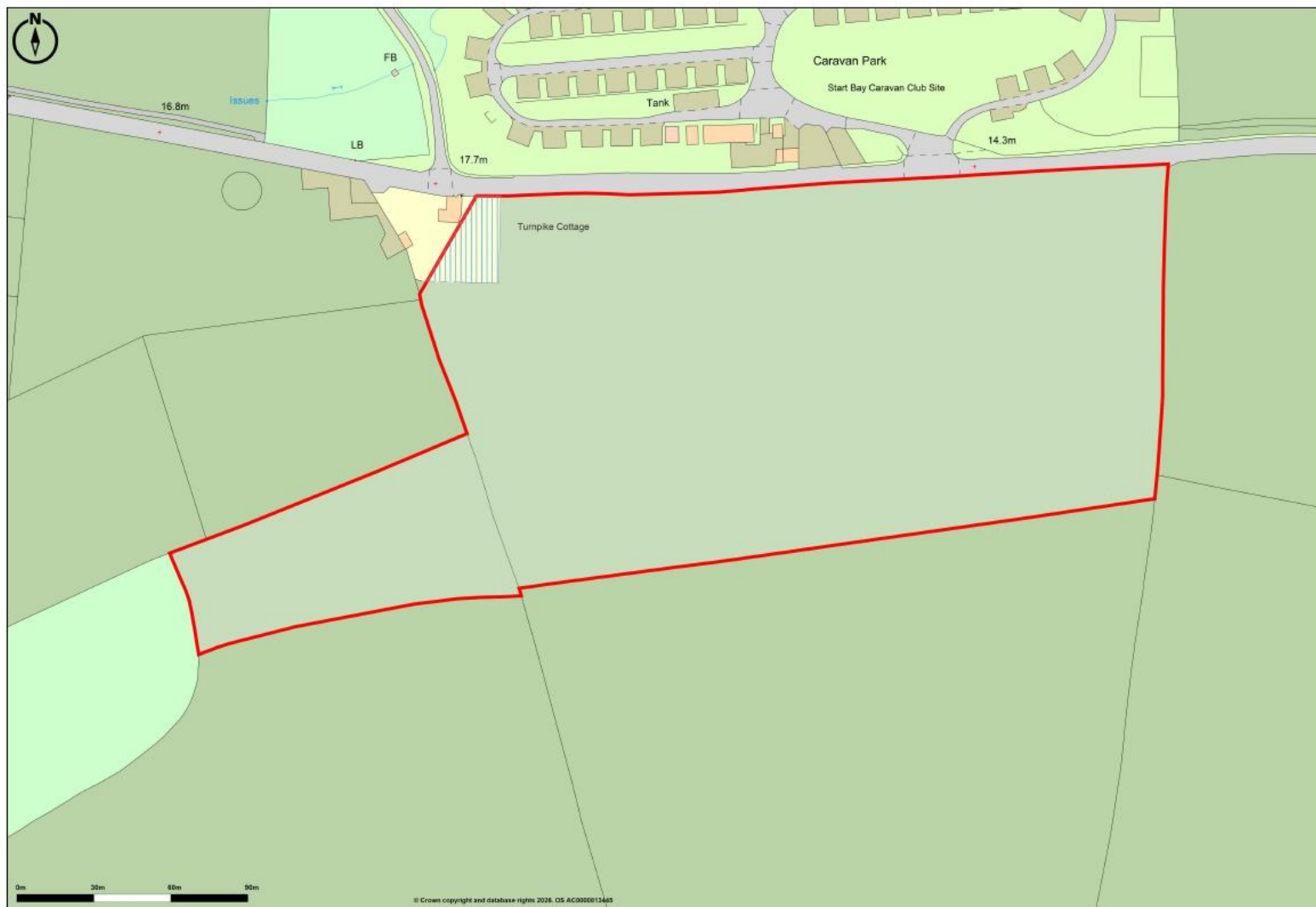
Special Conditions of Sale

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

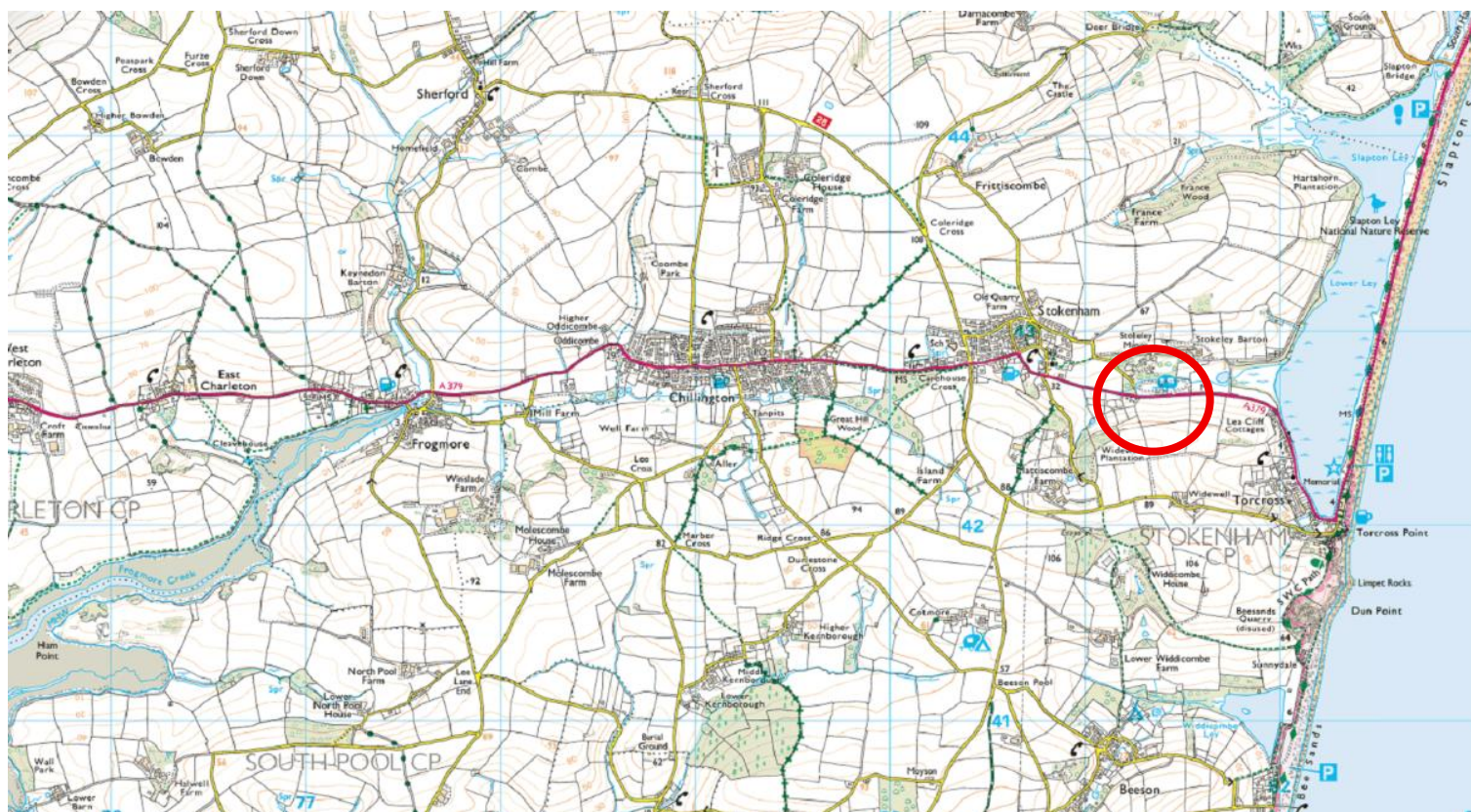


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Sales Plan:



Location Plan:



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) 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 there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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