



Upton Cross Land (Lot 1)

Bude, Cornwall, EX23 0LX
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£95,000 Auction Guide Price

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

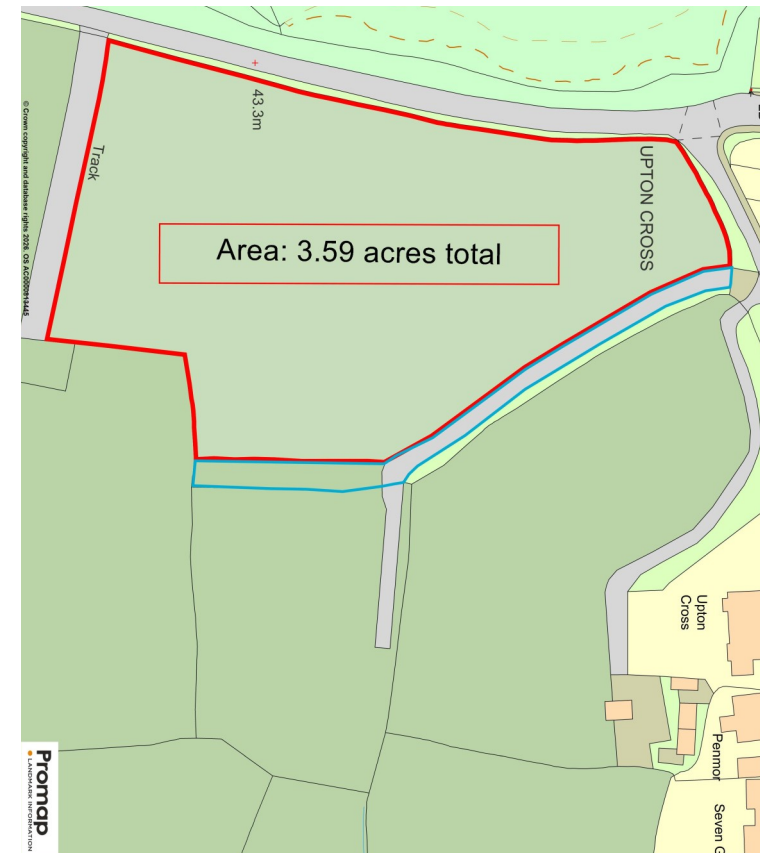
Approx. 3.59 acres of land adjoining the parish, of Upton, with excellent sea and countryside views

Ideal for grazing or equestrian use

Set on the outskirts of the popular coastal town of Bude with easy access to the coastal path

Enjoying good road access

Potential for a pop-up camp site (subject to planning permission)



Location

Within the desirable coastal hamlet of Upton, within walking distance of the breath-taking North Cornish coastal path.

Upton lies between Bude town centre and picturesque Widemouth Bay with its own sandy beach and exhilarating surf.

Bude itself offers an excellent range of shops, public houses and restaurants and has a good selection of leisure pursuits, which include leisure pool, all weather floodlit tennis courts and excellent 18 hole links golf course as well as its own two popular sandy beaches. The town also caters for both primary and secondary education. There is good access onto the main A39 coastal road which provides excellent access North to the larger towns of Bideford and Barnstaple and South further on down into Cornwall.

Auction Details

Description—Extending to approximately 3.59 acres (1.452 ha). Gently sloping land offering natural drainage and year-round usability, found within one enclosure with natural hedge boundaries and stock proof fencing. The paddock is ideal for equestrian or recreational use. With access via a shared gateway from County Road, there is a right of access in the area marked blue on the land plan if for the adjoining land owner.

An electricity and water supply is located near the land (on County Road), and may be able to be connected to the site, pending the necessary approvals.

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 -

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.

Tenure - Freehold.

Directions - What3Words: squabbles.humble.newest

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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