



Land & Stables on Harrowbeer Lane, Yelverton, Devon, PL20 6EA

For sale by Public Auction ~ 2nd September

KIVELLS



Land & Stables on Harrowbeer Lane

Yelverton, Devon, PL20 6EA

For Sale by Public Auction on Wednesday 2nd September, 7pm at
Lifton Strawberry Fields, Lifton, Devon PL16 0DH

Just over 9 acres with stabling and useful storage buildings. Quiet, secure location with good outriding. Beautiful setting with outstanding views to Dartmoor.

Auction Guide Price £195,000

Location

The Land on Harrowbeer Lane is less than half a mile from the centre of the village of Yelverton, within Dartmoor National Park and sits midway between the town of Tavistock and the city of Plymouth.

The village has a small range of day to day facilities, but the nearby town of Tavistock, just over 5 miles away, has a wider range of shopping, professional services and leisure facilities. The wider area provides machinery dealerships, agricultural merchants and a livestock market.

Dartmoor National Park is extremely close by and hosts such attractions as Buckland Abbey and Burrator Reservoir, as well as the vast expanses of open moorland with its ample riding and walking opportunities.

Description

Extending to approximately **9.14 acres (3.70 hectares)**, the Land & Stables on Harrowbeer Lane present an excellent opportunity to acquire a well-established equestrian property in a highly sought-after location.

Accessed via a right of way over a private hardcore lane, the property is entered through double timber gates, which provide access to the land and the following buildings which are in two blocks (totalling approximately 189 sqm of covered space):

BUILDING 1 (Right hand side of entrance)

- TWO STORE ROOMS
- TWO STABLES, both with doors to adjoining
- POLE BARN at rear

CORRAL

BUILDING 2 (Left hand side of entrance)

- TWO STABLES and adjoining
- MACHINERY STORE/WORKSHOP. To the higher side of here is an adjoining
- HAY/FEED STORE/TACK ROOM. Adjoining
- OLD PIGGERY BUILDING.

The buildings offer potential for change of use, subject to gaining the relevant planning permissions.

The land lies to the east of the buildings and is divided into well-proportioned paddocks, all of which are securely fenced and accessed via an internal stone track. Established hedge banks form the external boundaries, complemented by a number of mature broadleaf trees that provide excellent shelter and privacy. A stream runs along the lower boundary, while the westernmost corner of the property benefits from direct access to an historic cart track/green lane.

Moorland Rights

We understand the land benefits from moorland grazing rights for 13 cattle/ponies or 65 sheep. Full details will be available in the auction pack.

Auction Information

Venue & Date | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 2nd September** 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 | Coodes Solicitors, Holsworthy.

Auction Pack | An auction/legal pack for this property will be available to download from www.kivells.com/properties-for-auction. This is usually available about two weeks prior to the auction date.

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.

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

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.

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

SERVICES

Mains water and electricity are connected to the buildings. There is access to the stream on the eastern boundary.

VIEWINGS

Strictly by appointment only.

CONTACT US

Please call Kivells Farms & Land Department. Phone: **01409 259547** or Email: farms@kivells.com.

DIRECTIONS

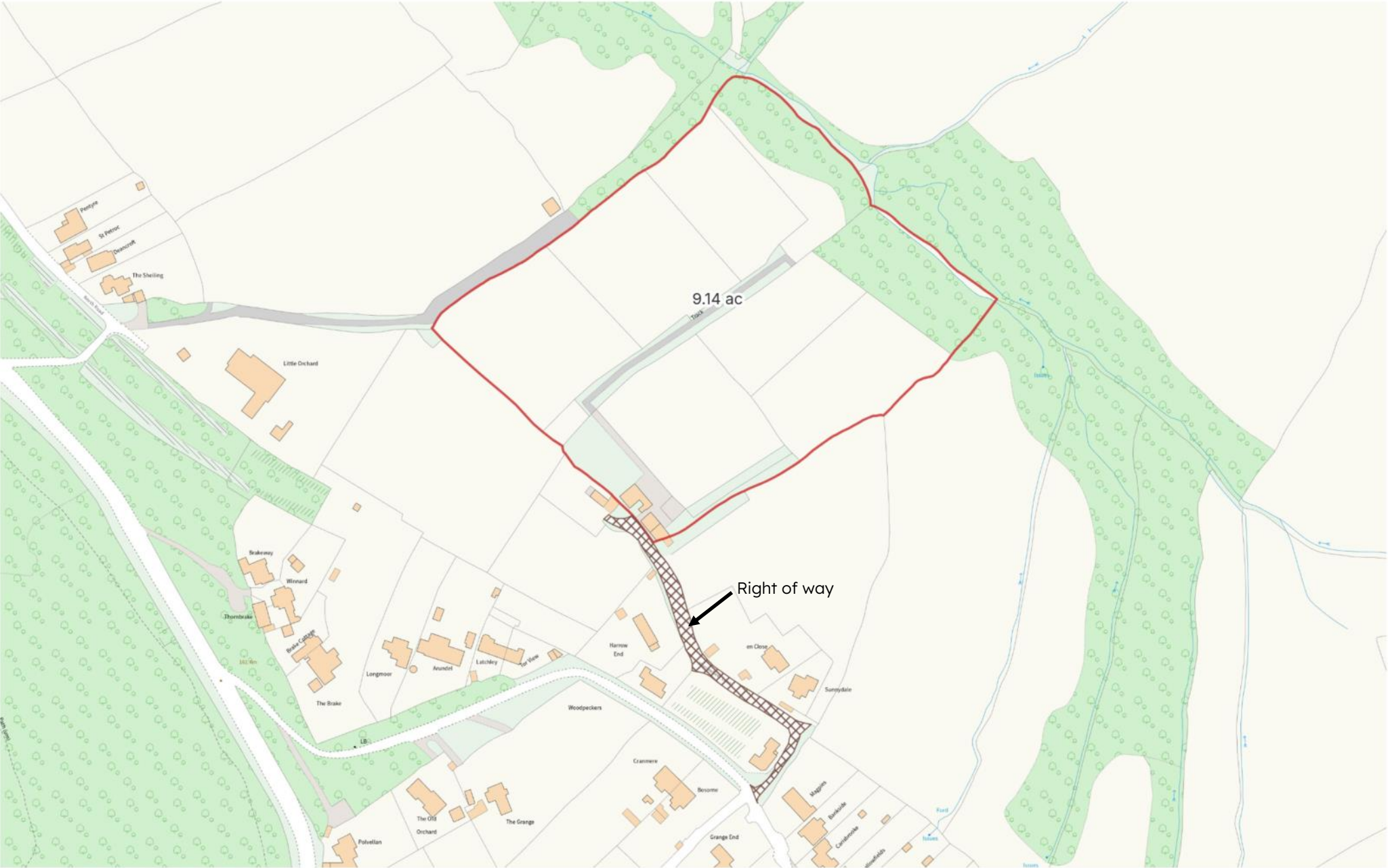
Postcode = **PL20 6EA**. What3words = **///offstage.revamping.veto**.



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Kivells Farms & Land Department

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