



Land near Clayhidon , Clayhidon, Cullompton, Devon EX15
3TH

A hidden area of open land and woodland in an
accessible location within the Blackdown Hills

Wellington 3.2 miles - M5 (J26) 3.2 miles - Taunton 8 miles

- Online Auction - 31st March 2026
- 2.65 Acres (1.07 Hectares)
- Tucked Away Location
- Direct Road Access
- Site of a House until the Early 20th Century
- Park like Setting
- FREEHOLD

Auction Guide £25,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The auction end date is 31st March 2026 at 5:00pm

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property details can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The land is situated near to the Devon / Somerset border and within the Blackdown Hills Area of Outstanding Natural Beauty (AONB.) The town of Wellington lies 3.2 miles to the north and Taunton lies 8 miles to the north-east. Access to the M5 motorway (Junction 26) is within 3.2 miles.

DESCRIPTION

AUCTION GUIDE £25,000 to £35,000.

The land comprises a mixture of open space and woodland which is in a tucked away position surrounded by trees and has a park like setting. There is direct access to the public highway and a rough stone track leads down from the road to where the land opens up.

Historic maps show that there was a house and garden on the land, known as Folley House, although there are no structures remaining on the land in the present day.

SERVICES

There are no mains services connected.

TENURE

The land is owned freehold and is not registered on the Land Registry.

LOCAL AUTHORITY

Mid Devon District Council.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

VIEWING

Strictly by prior appointment with Stags. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

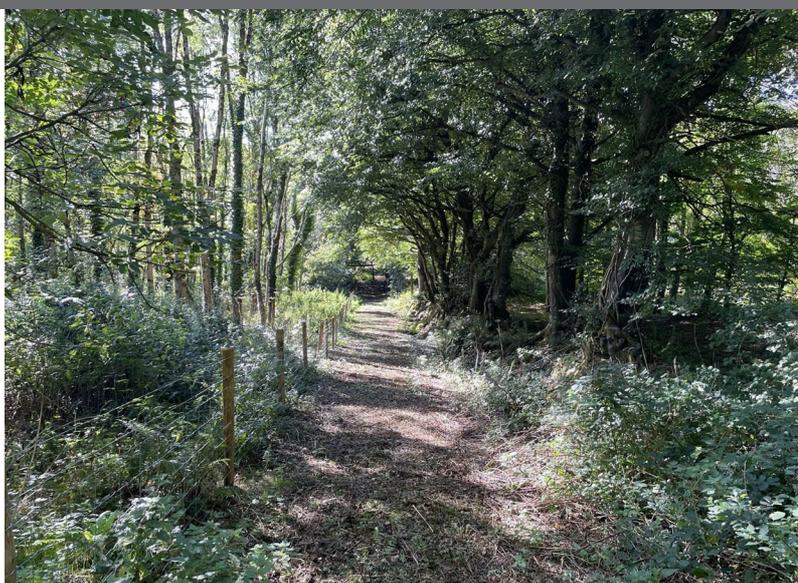
From the Wellington Bypass (A38) head south up Ford Street towards the Blackdown Hills. Having reached the crossroads at the top of Ford Street continue straight across whereupon the land will be found on the right after approximately 0.3 miles.

WHAT3WORDS

[///birds.certainty.dunk](https://www.what3words.com/#!/birds.certainty.dunk)

PROOF OF IDENTITY

Under the 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. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.



BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 including VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £2,600 is payable towards the deposit.

An additional administration fee of £1,200 including VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

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. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. 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 which will contain material information regarding the property and to seek legal advice prior to bidding.

COMPLETION DATE

The completion date will be outlined within the legal pack and is usually 20 working days after the auction closing date.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to 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 provisions of the latter shall prevail. The 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.

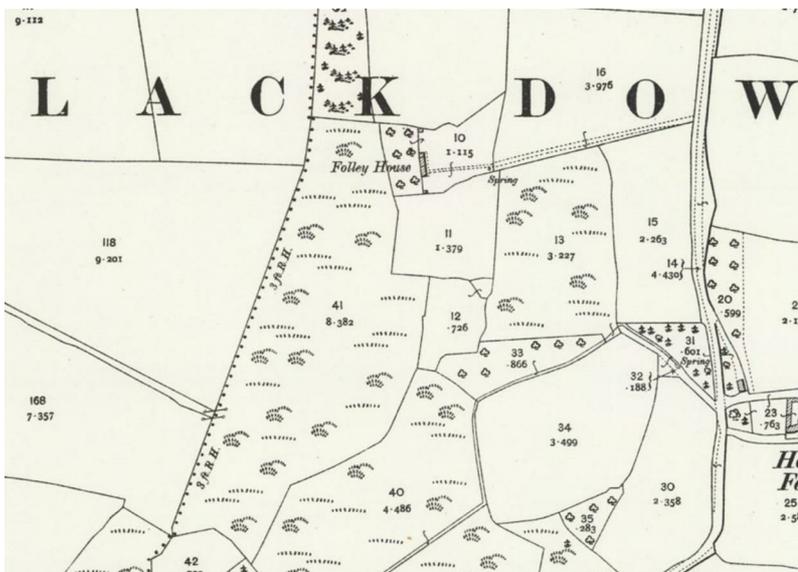
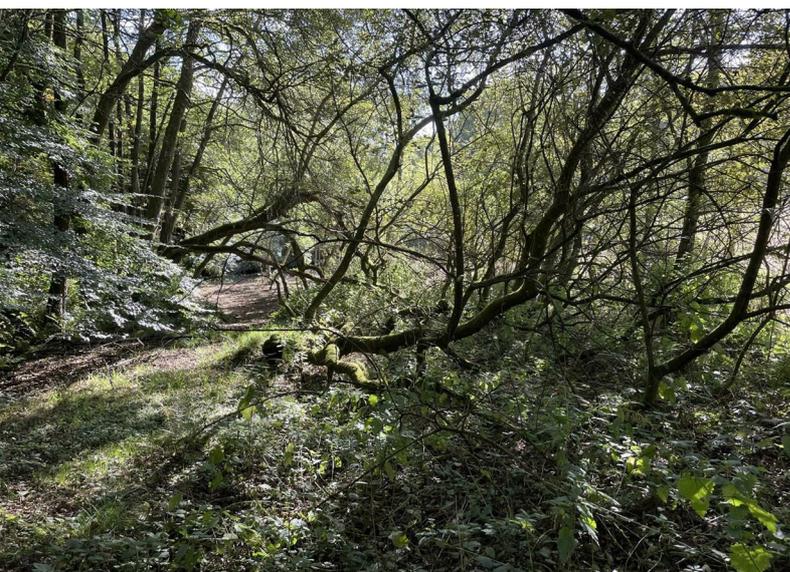
As outlined in the special conditions of sale, the purchaser will pay a sum equivalent to 2% (plus VAT) of the purchase price towards the seller's legal fees and £476.86 towards the sellers' search fees.

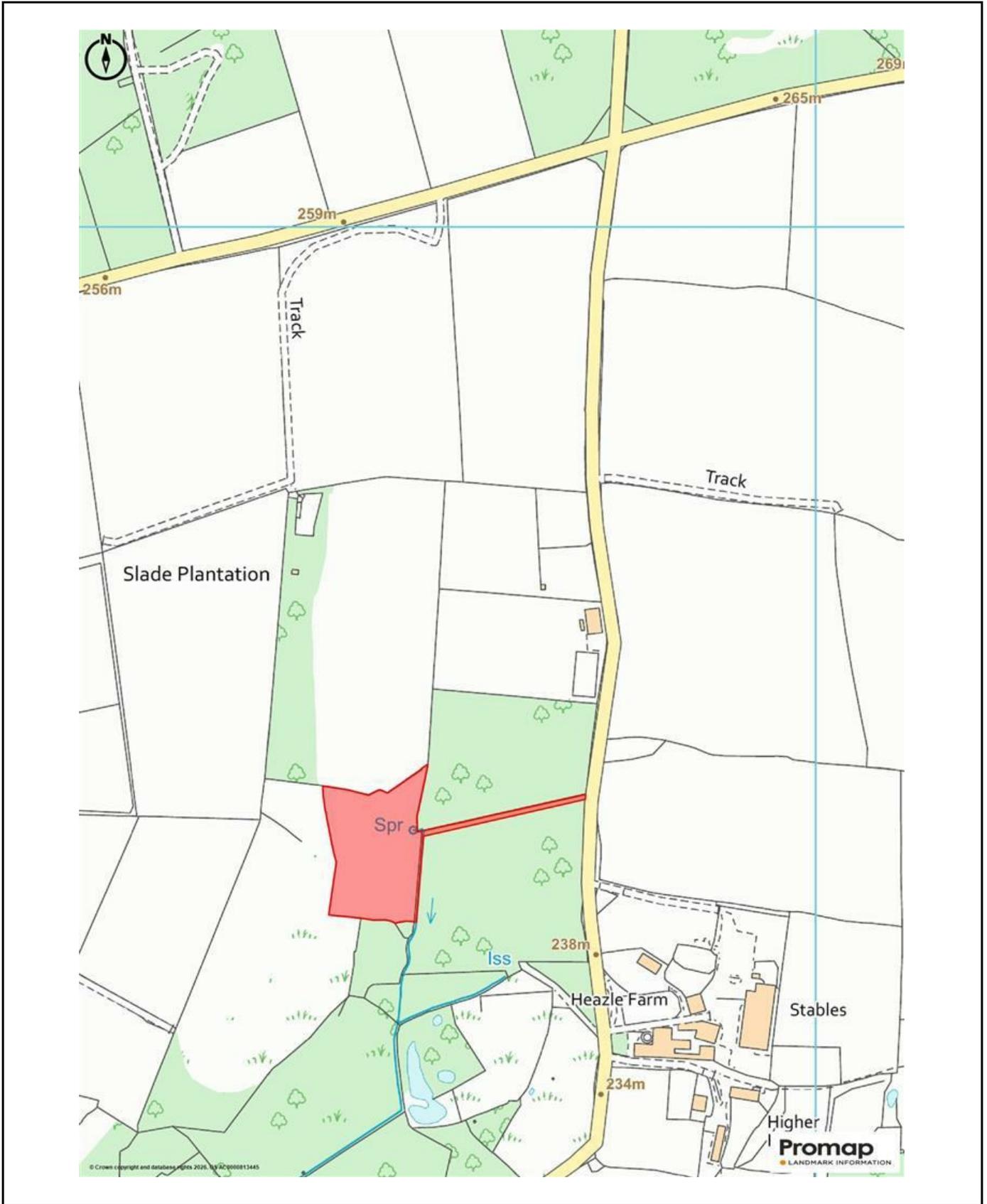
SOLICITOR ACTING

Taunton Solicitors, 2 Tangier Central, Taunton, Somerset, TA1 4AP.
Contact: Mr Bruce Leyland.

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.