



Land at Lake

Bradworthy, Holsworthy, EX22 7SQ

For Sale by Auction on 2nd September

Approximately 22 ½ agricultural land.

KIVELLS

Land at Lake

Bradworthy, Holsworthy, EX22

For sale by Public Auction

On Wednesday 2nd September 2026,

7pm at Lifton Strawberry Fields, Lifton, PL16 0DH

A highly accessible and productive run of approx. 22½ acres of pasture land.

- Mainly level/gently sloping
- Sought after farming area and close to the village.

Auction Guide Price £225,000

Situation

The land is located just east of the village of Bradworthy in a highly accessible position, within reach of the A388 and A39 Atlantic Highway, providing connections north towards Bideford and Barnstaple and south towards Launceston and the A30 dual carriageway.

The property is accessed via the local rural road network linking to surrounding villages and agricultural holdings, with the A30 offering onward connectivity to Cornwall, Exeter and the wider national motorway network via the M5.

Description

A useful block of predominantly Grade 3 agricultural land extending to approximately **22.53 acres (9.12 hectares)** contained within a ring fence and arranged as six well defined enclosures bordered by mature hedge banks. The land is laid to pasture and has recently been used for grazing and mowing purposes.

The holding benefits from multiple points of road access, enhancing its versatility and ease of operation, whether farmed as a single unit or in smaller parcels. Bounded by a combination of established hedgerows and natural features, the land offers a productive and accessible block suited to agricultural, equestrian or amenity use, subject to any necessary consents.



Auction Information

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

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 | Torridge District Council.

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.

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

There are NO services connected, however they may be in the vicinity. We urge prospective buyers to make their own enquiries as to connection and cost of same

Directions

Postcode = EX22 &SQ

What3words = ///responses.ballparks.cardinal

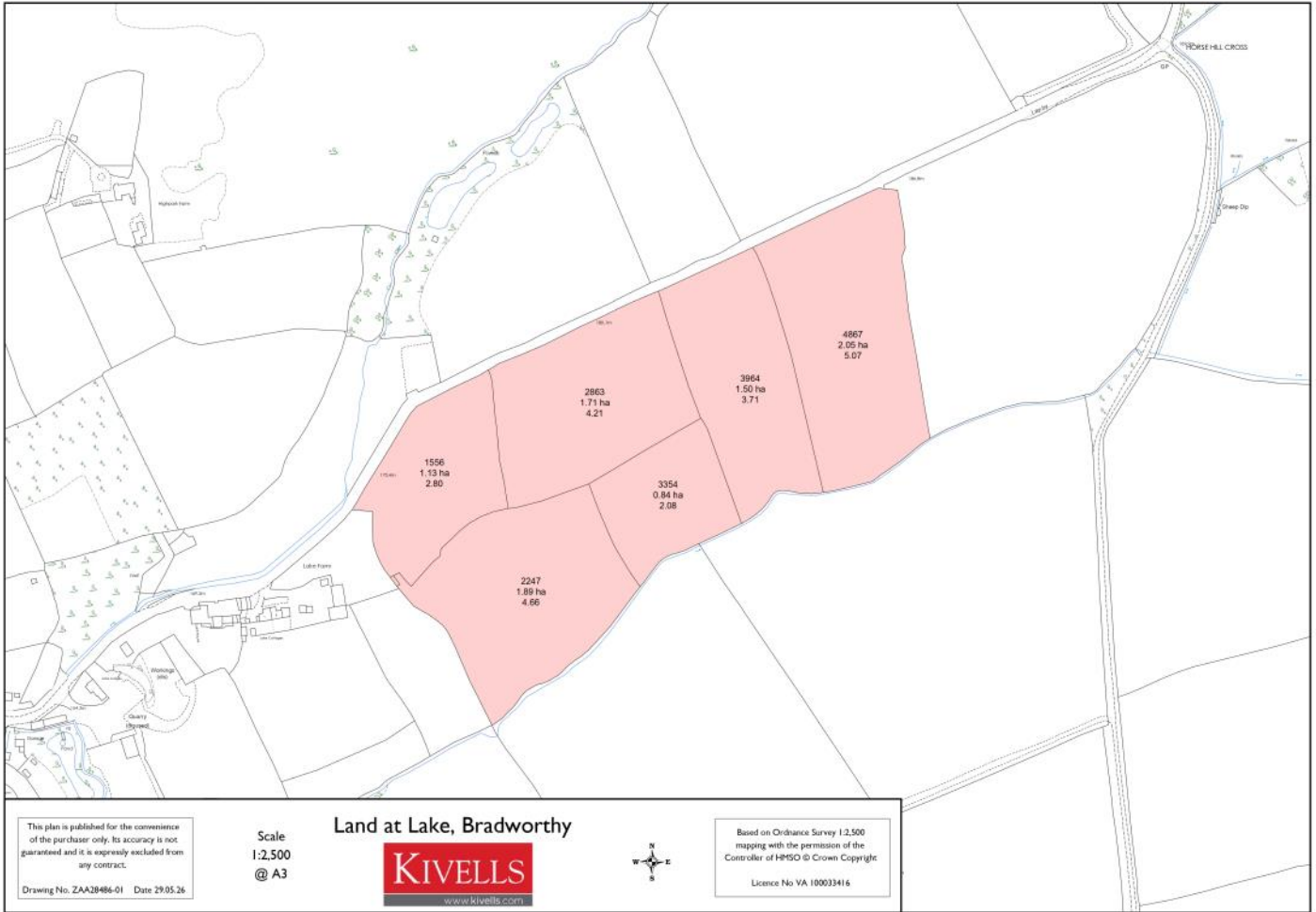
Viewings

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 Farms & Land Department.

Phone: **01409 259547** or Email: farms@kivells.com.



Disclaimer – Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

Kivells Farms & Land Department, Holsworthy

Phone | 01409 259547

Email | farms@kivells.com

Web | kivells.com

