



Land at Shilstone

Throwleigh, Okehampton, EX20 2HX

FOR SALE BY AUCTION on 7th OCTOBER

Approx 18.31 acres on the edge of the village.

KIVELLS

Land at Shilstone

Throwleigh, Okehampton, EX20 2HX

For sale by Public Auction

On Wednesday 7th October 2026,
7pm at Lifton Strawberry Fields, Lifton, PL16 0DH

- Useful block of some 18.31 acres
- Level pasture land with a small area of rough grazing.
- Edge of village location, not far from Dartmoor.
- Parish road frontage and access.

Auction Price Guide £175,000



Situation

Occupying an enviable position on the western fringe of the sought-after Dartmoor village of Throwleigh, the land enjoys a delightful rural setting adjoining a historic cart track, which also provides access via a gateway to the furthest field. Throwleigh is renowned for its charming character and historic 15th-century parish church, all set within the stunning landscape of Dartmoor National Park.

The highly desirable Stannary town of Chagford lies approximately 3.5 miles away and offers an excellent range of independent shops, cafés, pubs and everyday amenities. The market town of Okehampton provides a more comprehensive selection of shopping, educational and recreational facilities.

The A30 dual carriageway is approximately 3 miles to the north, providing swift access to the cathedral and university city of Exeter, with its extensive shopping and leisure facilities, mainline railway station, international airport and connection to the M5 motorway.

Description

The Land at Shilstone extends in all to some **18.31 acres (7.41 hectares)** and comprises an attractive block of mainly level pasture land, including a small area of rough grazing. Benefitting from parish road frontage and access on its northern boundary, the land is divided into six conveniently sized paddocks enclosed within natural hedge banks, some of which have a number of mature trees providing shelter for livestock.

Suitable for a number of purposes, including keeping livestock or for those with equestrian interests.

Important Information

Auction Venue & Date | The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 7th October 2026** at 7pm. Buyers are advised to attend by 6.30pm to register.

Registration | Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved **BEFORE THE DAY OF THE AUCTION**. It takes less than 5 minutes to complete. Please visit our website for more information: www.kivells.com/bidder-registration.

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

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 | Wilsons Solicitors, Salisbury.

Auction Pack | An auction 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, Tavistock.

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 = EX20 2HX. What3words = ///withdraws.shrugging.people

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.



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50 m
Scale 1:2500 (at A4)



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Kivells Farms & Land Department, Holsworthy

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