



Land near Holstock Cross Northlew, Okehampton, EX20 3PP

A block of amenity land extending to approximately 6.5 acres with excellent walking and hacking routes nearby.

Highampton 2 miles - Hatherleigh 6 miles - A30 at Sourton Down 10 miles

• FOR SALE BY ONLINE AUCTION - End date Tues 18th Aug 4pm • Enclosed field • Direct road access • Variety of trees • Potential for rewilding and BNG • Excellent walking and hacking routes nearby

By Auction £35,000

01392 680059 | farms@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The auction end date is Tuesday 18th August 2026 at 4pm.

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 well located approximately 2 miles north of the village of Northlew, which features a good range of local amenities including a village stores and post office, public house and Parish Church. The nearest public highway at Holstock Cross, provides direct access Highampton and the A3072 to the larger town of Hatherleigh. Access to the A30 can be taken at Sourton Down, approximately 10 miles south which provides good transport provisions to Okehampton and Exeter.

DESCRIPTION

The land extends to approximately 6.52 acres (2.63 ha) of permanent grassland and amenity land, within a single enclosure. There is a small plantation of Norway Spruce Christmas Trees and a separate small collection of young Silver Birch trees. The land is gently sloping throughout and is well enclosed by a combination of post and wire fencing and mature hedgerows. The land features areas of rush pasture typical of Devon's wet grassland, providing valuable habitat for a range of wildlife.

The land benefits from direct road access and there are a number of walking and hacking routes available nearby, presenting an exciting opportunity for equestrians and outdoor enthusiasts alike. The land may present scope for alternative uses such as tree planting and BNG, subject to the necessary consents and schemes.

SERVICES

No services connected. Prospective purchasers should make their own enquiries as to potential future connections.

TENURE

The land is owned freehold with vacant possession available on completion.

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. No public rights of way affect the land. The land is subject to a drainage easement in favour of the neighbouring property Woodside Bungalow, comprising the right to use an overflow pipe and soakaway situated within the land.

VIEWING

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

DIRECTIONS

From Highampton continue out of the village with The Golden Inn Pub on the right hand side. Turn right onto Holstock Cross and follow the road for approximately 2 miles. Turn left onto 'The Aly' and follow the road and the land will be found on the left hand side as identified by the Stags For Sale Board.

WHAT3WORDS

///bronzed.reap.louder

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 Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may preauthorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the preauthorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

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.

SOLICITOR ACTING

Trethowans LLP, London Road, Salisbury, Wiltshire, SP1 3HP

Contact: Laura Emerson laura.emerson@trethowans.com

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.

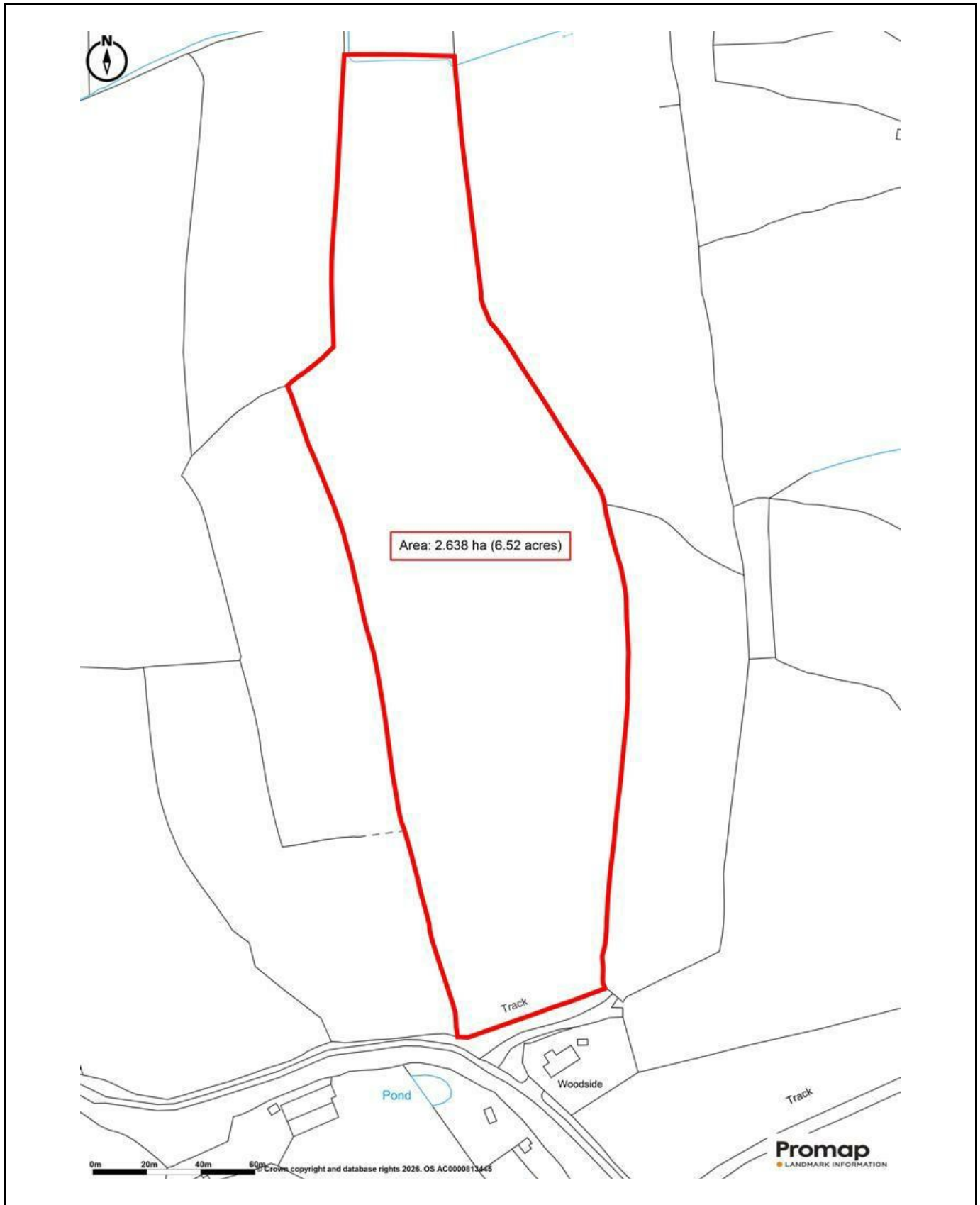
SPECIAL CONDITIONS OF SALE

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

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.





@StagsProperty

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.