



Land known as Pellows Platt , Bridestowe, Okehampton,
EX20 4HF

A convenient parcel of land about 0.66 of an acre
situated in an accessible location

A30 (Sourton Down) 0.5 Miles - Bridestowe 2.5 miles - Okehampton 3.8
miles

• For Sale by Online Auction - 7th April 5pm • 0.66 of an acre • Access from
the A386 • Potential for diversification (STPP) • Auction Range £15,000 -
£20,000 • Freehold

Auction Guide £15,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 7th April 2026 at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

SITUATION

The land is situated in West Devon, about 2.5 miles north east of Bridestowe at Sourton. Part of the land lies within Dartmoor National Park. The A30 can be reached at Sourton Down and is the main transport route through Mid Devon and links Exeter to the east and Cornwall to the west. Local villages and town centres boast various shops and amenities to support the busy rural community including Mole Avon country stores in Okehampton and Maunders Farm and Country in Launceston.

INTRODUCTION: AUCTION GUIDE £15,000 - £20,000

The land extends to about 0.66 of an acre and comprises two level paddocks separated by mature boundaries of hedging and trees. The land abuts the A386 to the West and the Granite Way cycle trail to the East.

SERVICES

No services connected.

ACCESS

Direct access to the public highway.

DESIGNATIONS

The land is located within Dartmoor National Park.

TENURE AND POSSESSION

The land is freehold and is subject to vacant possession save for the

occupancies of properties where the title overlaps, shown in brown on the sale plan.

LOCAL AUTHORITY

West Devon Local Authority - www.westdevon.gov.uk

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES AND 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.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences

PROOF OF IDENTITY

Under 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 administration.

BUYERS & ADMINISTRATION FEES

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



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

The purchaser shall pay the sellers solicitor £641.94 for the cost of searches on completion.

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.

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 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, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

COMPLETION DATE

The completion date will be 20 working days after the auction or as dictated by the solicitor, or earlier by agreement.

VENDORS SOLICITOR

Frances Griffiths of Ashfords LLP Ashford House Grenadier Road Exeter EX1 3LH

f.griffiths@ashfords.co.uk 01392 333671

VIEWING

Strictly by appointment only and during daylight hours. Please contact Stags Farm Agency on 01392 680059.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

Exit the A30 at Sourton Down and head south on the A386 towards Tavistock. Take the first left, back towards Sourton Down. Park immediately on the right outside Devon Cycle Hire. Access to the land is marked by a Stags sale board.

Parking ///skim.constants.elite

Access ///dreamer.troubles.rural

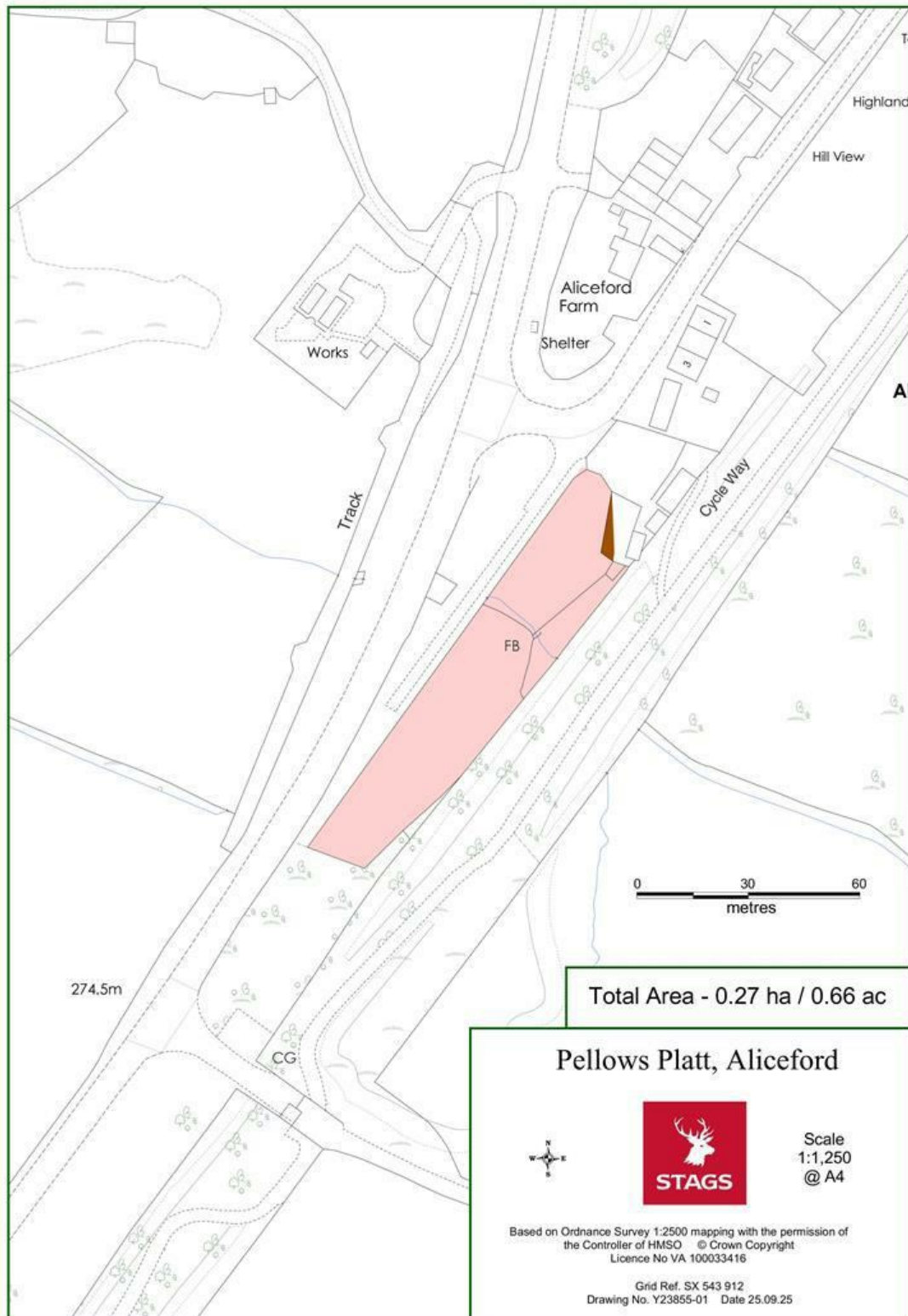
DEFINITION OF AUCTION GUIDE AND RESERVE

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. Guide prices may change at any time prior to the auction.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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.