



Pipers , Gidcott, Holsworthy, Devon EX22 7AS

A privately situated small farm with a farmhouse for renovation and two barns for conversion set within 9.22 acres.

Shebbear 2 miles - Holsworthy 7 miles - Bideford 13.5 miles

• FOR SALE BY ONLINE AUCTION • Auction Guide £600,000 to £700,000 • Farmhouse for Renovation • Two Barns for Conversion • 9.22 Acres of Pasture • Idyllic Setting Surrounded by Open Countryside • FREEHOLD. Council Tax (Band D). EPC (E)

Auction Guide £600,000

01237 425030 | bideford@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 Wednesday 15th April 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

Pipers is situated within the hamlet of Gidcott in a peaceful part of Devon surrounded by rolling fields and wooded coombes with the peaks of the Dartmoor National Park in the distance.

The nearest village is Shebbear (2 miles) which has a village shop, a mobile Post Office, a pub (The Devil's Stone Inn,) a Primary School and the independent Shebbear College. The market town of Holsworthy (7 miles) provides a wider range of shops and services including a Waitrose supermarket and a livestock market.

The A388 road is within easy reach and provides a link between Holsworthy and the town of Bideford which lies on the River Torridge Estuary.

DESCRIPTION

AUCTION GUIDE PRICE £600,000 to £700,000.

Pipers is a rural small-holding which offers multiple development opportunities set within 9.22 acres (3.73 hectares). The property is set back from the road, approached over its own drive and includes:

- A detached house (not Listed) for improvement with a south-facing aspect with mostly rendered stone walls under a slate roof (material unknown).
- A traditional barn with planning consent for conversion to a residential dwelling with three bedrooms (planning ref: 1/0120/2025/AGMB).

- A steel frame building with planning consent for conversion to a residential dwelling with four bedrooms (planning ref: 1/0732/2024/AGMB).

- Three grass fields and an open fronted cattle building which has a steel frame and is enclosed with timber cladding.

SERVICES

Mains water. Mains electricity. Private drainage (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Broadband: Standard (between 1Mbps and 8Mbps) is available (Ofcom)

Mobile Phone Coverage: Mobile coverage available inside with 3 and EE and outside with EE, O2, Three and Vodafone (Ofcom)

LOCAL AUTHORITY

Torridge District Council. Council Tax (Band: D)

RIGHTS OF WAY

The owner of the land to the west of Pipers has a right of access over the entrance lane to the gateway leading into the land.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From Stibb Cross, proceed in a south-westerly direction on the A388 towards Holsworthy. After 2.8 miles at Forestreet Cross turn left signed towards Thornbury and Shebbear. After 1.1 miles at Graton Cross, follow the road around to the left towards Thornbury and after a further 0.3 miles follow the road around to the left.

Upon reaching Gidcott Cross turn left and at the following junction follow the road to the left signed towards Shebbear. Continue for 0.2 miles and the entrance to Pipers will be found on the left.



WHAT3WORDS

///skies.glaze.pits

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 £10,000. 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 the remaining £7,600 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.

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, this will/may contain material information regarding the property, and to consult 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 unless agreed otherwise prior to the auction closing.

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.

SOLICITOR ACTING

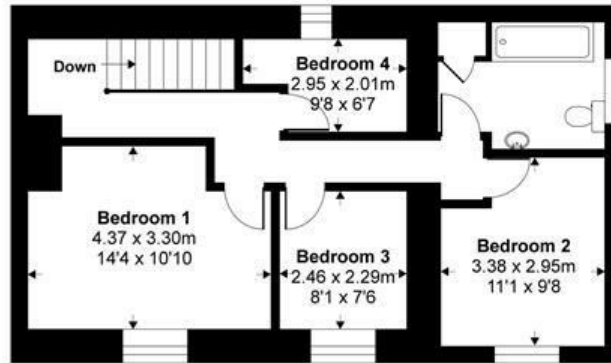
Pickford Solicitors, Sutton Coldfield. Contact: Mr Dede Ukiti.

DISCLAIMER

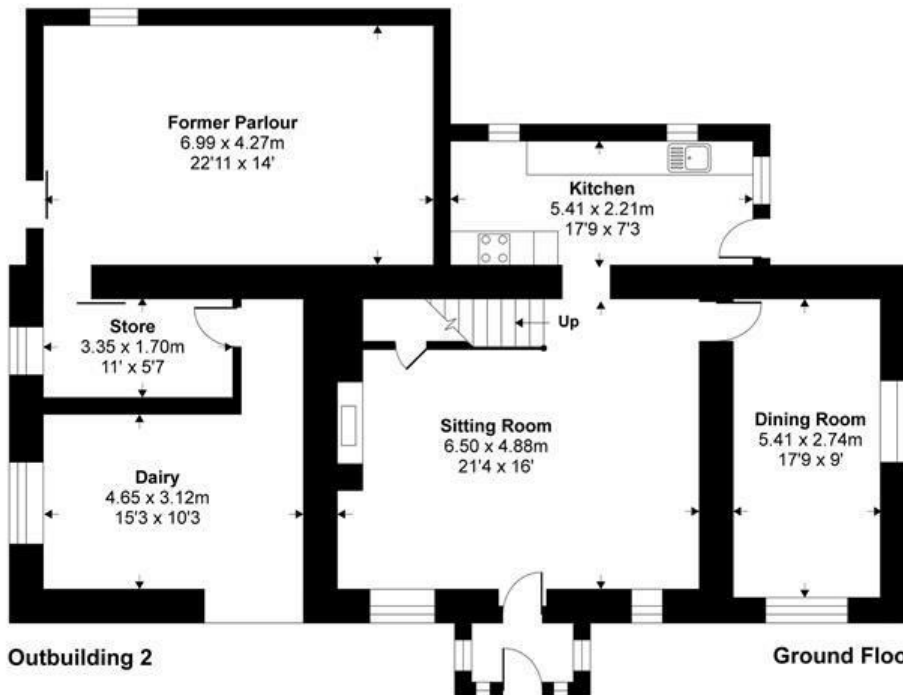
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings 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.



Approximate Area = 1353 sq ft / 125.7 sq m
Outbuilding = 619 sq ft / 57.5 sq m
Total = 1972 sq ft / 183.1 sq m
For identification only - Not to scale



First Floor



Outbuilding 2

Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 753100



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