



Land at Pattard Water , Hartland, Bideford, Devon EX39 6BY

A very pretty area of land, planted with a variety of trees near to Hartland and with frontage to the Abbey River.

Hartland Village 0.5 miles - Hartland Quay 3 miles - A39 3.9 miles

• For Sale by Auction - Closing Date 8th July • Auction Guide Price £20,000 to £30,000 • 0.26 Acres (0.11 Hectares) • Road Frontage • Amenity Land • FREEHOLD

Auction Guide £20,000

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 8th July at 4:30pm.

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 lies in a pretty, sheltered valley in an area known as Pattard Water, within walking distance of the village of Hartland in North Devon. The village centre is 0.5 miles to the south and the picturesque Hartland Quay on the coast is 3 miles to the west. Access to the A39 is within 4 miles and this road links the towns of Bideford (14 miles) and Bude (16 miles).

DESCRIPTION

AUCTION GUIDE PRICE: £20,000 TO £30,000.

The land lies in a peaceful setting, within an Area of Outstanding Natural Beauty (AONB) and comprises an attractive, level area of land which has been looked after by the current owner as a garden / amenity space and has been planted with a variety of trees.

The total area is 0.26 acres (0.11 hectares) and the Abbey River flows along the southern boundary with the public highway on the northern boundary.

ACCESS

There is direct frontage to the public highway.

SERVICES

No services are connected to the land.

TENURE

The land is owned freehold and vacant possession will be available from the completion date.

LOCAL AUTHORITY

Torrige District Council.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01237 425030. Email: farms@stags.co.uk

DIRECTIONS

From Hartland, proceed north out of the village on East Ball Hill towards Balhill and at Pattard Water Cross turn right towards Hartland Point and Lighthouse. Cross over the stone bridge and follow the road to the right and after a short distance take the first right turn (unsigned) and continue for approximately 130 yards and the land will be found on the right.

WHAT3WORDS

\\ brilliant.gateway.mergers

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 FEE

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 pre-authorise 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 pre-authorisation 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 DOCUMENTS

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 20 business days after the auction closing date.

SOLICITOR ACTING

Seldons Solicitors, Bideford. Contact: Mrs Nicola Baddick.

DEFINITION OF AUCTION GUIDE & RESERVE

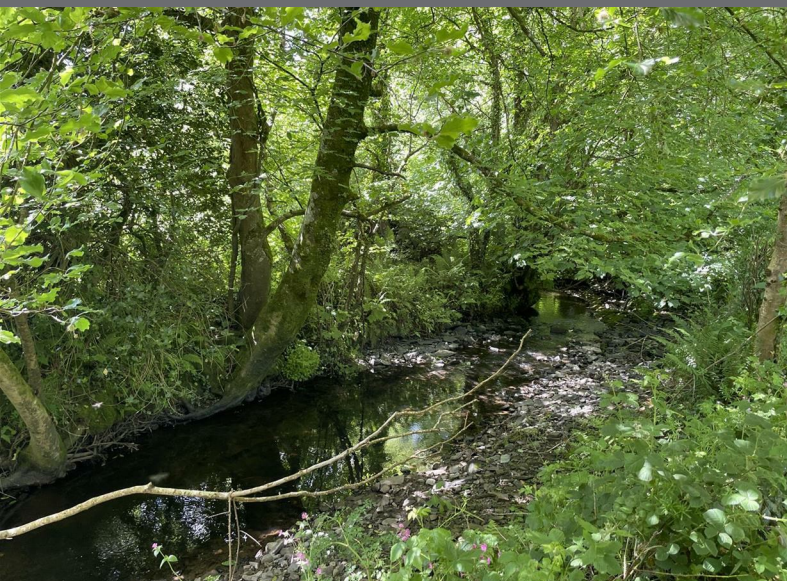
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to 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

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents. 5. 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.





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