



## Land at Quarry Farm , Bridestowe, Okehampton, Devon EX20 4QE

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About 5.17 acres of land with a range of agricultural buildings and potential for alternative uses or development (stp)

Bridestowe 0.7 mile - Sourton Down 2 miles - Okehampton 5.7 miles

- For sale by Online Auction
- Auction end date - 9th of June 2026 at 4.30pm
- 5.17 acres of land
- Agricultural buildings
- Potential for change of use (stp)
- Auction range £125,000 to £150,000

**Auction Guide £125,000**

[01392 680059](tel:01392680059) | [farmagency@stags.co.uk](mailto: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 9th of June 2026 at 4.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction tab.

### **SITUATION**

The land is situated in West Devon, about 0.7 of a mile North east of Bridestowe and about 2 miles south west of Sourton Down. 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 £125,000 - £150,000**

The land extends in total to about 5.17 acres which is arranged into enclosures of pasture. Boundaries to each paddock are formed of mature hedges with growth and the most southern boundary is formed by a water course.

At the entrance to the property is a hardstanding yard on which stand a range of agricultural buildings. Structures include a set of timber stables, an open fronted livestock building constructed from a timber frame and a steel portal frame livestock building. There is also a larger dilapidated general purpose agricultural building constructed from timber uprights and a timber roof frame (this building is not safe and should not be entered.)

The Property is sold as seen. The Property is sold subject to any items of at the Property of which the Seller will be under no obligation to remove.

The buildings suggest continued agricultural or smallholding uses but could also be repurposed/developed with the correct planning permission.

### **SERVICES**

Water connected, source unknown.

### **ACCESS**

A right of way exists to the public highway. Further details in the legal pack.

### **TENURE AND POSSESSION**

Freehold and is available with vacant possession on completion.

### **LOCAL AUTHORITY**

West Devon Council.

### **SPORTING AND MINERAL RIGHTS**

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

### **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.

Quarry Farm has access rights over the track which connects to the public highway. Further details in the legal pack.

### **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 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 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.

### VENDORS SOLICITOR

Gilbert Stephens LLP Solicitors - FAO Rebecca Cox 01363 775566 / rebeccacox@gilbertstephens.co.uk

### COMPLETION DATE

The completion date will be 20 working days (not including weekends or Bank Holidays) after the auction or as dictated by the solicitor.

### 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.

### 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. 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.

### VIEWING

Strictly by appointment only. 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.

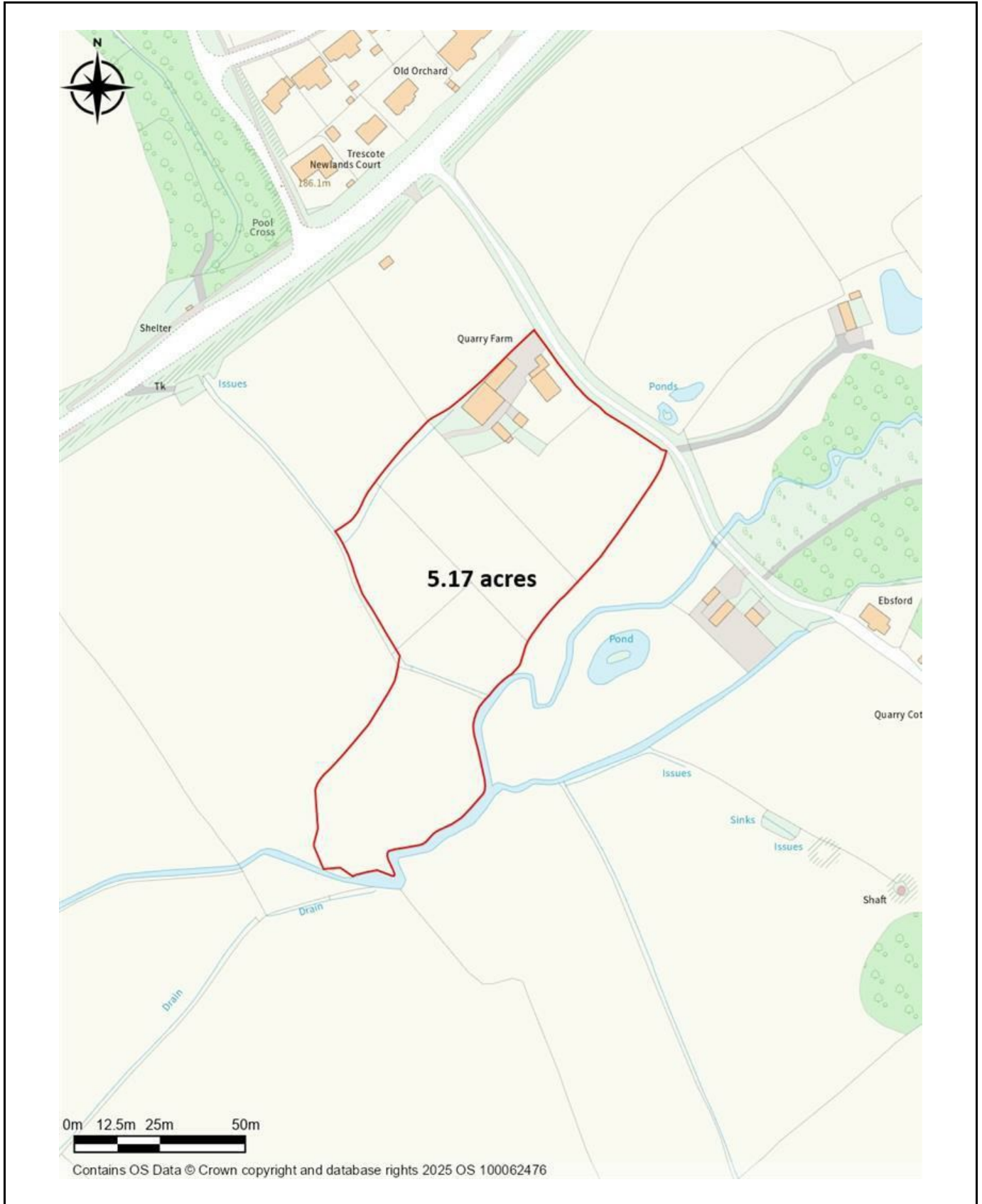
### DIRECTIONS

From the A30 Sourton Down junction take the turning towards Bridestowe (2 miles). Continue along the road for about 1.8 miles before taking the left turn opposite the bungalow, Old Orchard. Continue along the lane for about 100 yards before finding the land on the right. [What3words://regress.unwanted.frizz](https://www.what3words.com/03qgq4wq-regress-unwanted-frizz)

### 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.