



Land at Poole Farm Bridford, Exeter, EX6 7HY

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Approximately 3.25 acres of land with a caravan and timber framed shed and a natural water supply

Bridford 0.5 mile - Christow 1.5 miles - Moretonhampstead 5 miles - Exeter 8 miles

- Online Auction - End date 30th June at 4.30pm
- 3.25 Acres of Pasture
- Close to Bridford Village
- Stream Water
- Roadside Access
- Caravan and general purpose building
- Freehold

Auction Guide £60,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The auction end date is Tuesday 30th June 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](https://stags.co.uk) on the Auction Page.

### SITUATION

The land is positioned to the south of the village of Bridford, a quiet rural village in East Dartmoor. Bridford is readily accessible by a network of public roads which connect the larger settlements of Moretonhampstead about 5 miles West, to Christow (1.5 miles) and Exeter (8 miles) to the East where the A30 can also be reached.

Bridford benefits from a range of local amenities, including a village pub and Parish Church. The surrounding area is popular with hikers, mountain bikers and equestrians, with a number of off-road hacking routes, trails and bridleways. The popular Kennick and Tottiford Reservoirs are within a short drive offering extensive walking routes.

### GENERAL DESCRIPTION

AUCTION GUIDE £60,000

The land comprises approximately 3.25 acres of gently sloping paddock land within a single enclosure, with a timber framed general purpose building and caravan. The field is well fenced with a combination of post and rail and stockproof post and wire fencing. There is a small area of hardstanding for parking vehicles and machinery.

The land has been previously utilised for grazing horses and livestock and cutting for hay. The land benefits from direct access to the adjoining highway with a secure five bar gate.

The land is bordered by residential property, further agricultural land and woodland.

### ACCESS

Direct access to the public highway.

### SERVICES

No mains services connected. A natural water supply is available from the stream on the western boundary. Prospective purchasers should make their own enquiries as to potential future connections. A 2022 transfer reserves the right to connect into a future water pipe, however we understand that this pipe has not yet been installed. Further information is available in the legal pack.

### TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

### DESIGNATIONS

The land is within Dartmoor National Park.

### 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. There is an easement benefitting a third party to lay and maintain a water pipe across the land, between points C and D on the sale plan, however this has not been exercised. There is a historic right of way over a small part of the land as contained within the 2007 transfer. Please refer to the legal pack for further details.

### RESTRICTIVE COVENANTS

There are restrictive covenants contained within the 2022 transfer. These include not to use the property for any noisy, offensive, illegal or immoral purposes. Further detail is contained within the legal pack.

### LOCAL AUTHORITY

Teignbridge District Council  
<https://www.teignbridge.gov.uk/>

### PLANNING

Please refer to the legal pack for planning in particular for the barn.

### SPORTING AND MINERAL RIGHTS

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



### VIEWING

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

### DIRECTIONS

With the Bridford Inn on your left, follow the road straight and take the next right signposted for Christow. Turn downhill due South and (keeping right at the fork in the road) follow the lane for about 500 yards. The land is situated on the righthand side and is marked it a Stags sale board. Postcode EX6 7HY. What3words: surprised.rant.goods.

### 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

Stephens Scown Solicitors, Curzon House, Southernhay West, Exeter, EX1 1RS

Contact: Mr Tom Graham T.Graham@stephens-scown.co.uk

### 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.

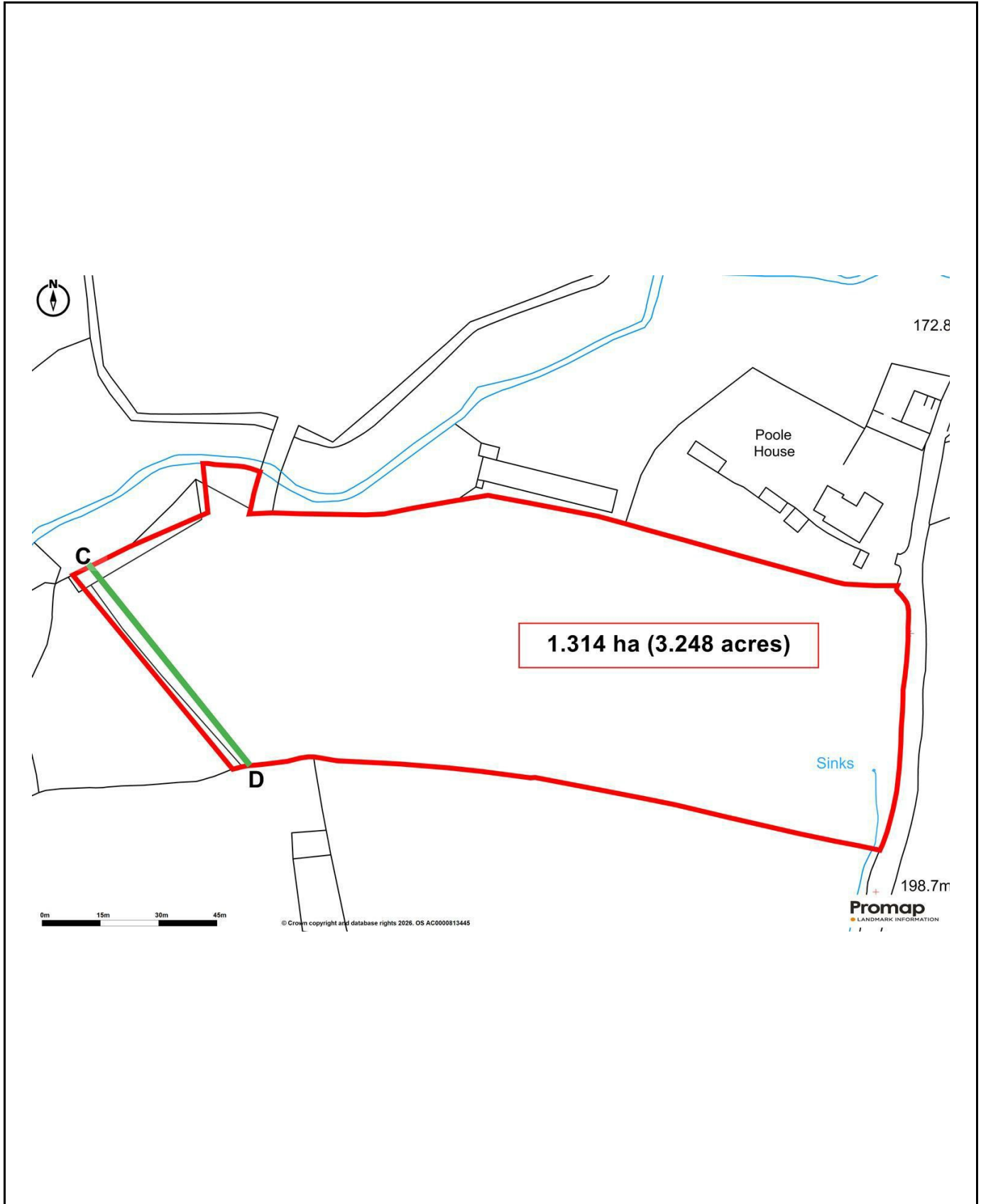
### SPECIAL CONDITIONS OF SALE

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.





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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.