

Land known as The Former Sheep Wash

Thorverton, Exeter, Devon, EX5 5NU



*A rare parcel of amenity land featuring a historic former sheep wash,
in the sought-after village of Thorverton*

Auction Guide Price: £5,000

For sale by Public Auction on Wednesday 11th November,
7pm at Lifton Strawberry Fields, Lifton, Devon PL16 0DH

KIVELLS

Situation Situated on the northern edge of the popular Mid Devon village of Thorverton, the land occupies a prominent position at the junction of Dark Lane and Dinneford Street. Thorverton is a thriving village with a range of local amenities, surrounded by attractive Devon countryside and within easy reach of Exeter.

Description Extending to approximately 0.05 acres, the property comprises the site of a former village sheep wash, historically used as a dip for washing sheep before shearing and sale, with the facility remaining in use until the late 1960s. In addition, there is a concrete yard area and grass verge. Now offered for sale as a small amenity parcel, the land benefits from direct access from the public highway and occupies a convenient edge-of-village position. The site now presents a rare opportunity for local landowners, amenity purchasers or those seeking land for conservation or other appropriate uses, subject to any necessary consents. The property is sold as seen. Its condition, including any effects arising from its former use as a sheep dip, is unknown and no warranties or guarantees are given. Purchasers should rely on their own inspections and enquiries.

Auction Venue & Date The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on 11th November 2026 at 7pm. Buyers are advised to attend by 6.30pm to register.

Registration Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION. It takes less than 5 minutes to complete.

Please visit our website for more information:

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 including VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior. All interested buyers are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyers administration fee will be included within the legal pack.

Vendors Solicitors Burges Salmon LLP, FAO Emma Folkes.
Tel: 0117 3076975.

Auction Payment At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Guide Prices Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price.

It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Completion Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

Easements, Wayleaves and Rights of Way The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Plan of the Land The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Boundaries Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

Searches The vendor has instructed the local authority search at an early stage in order this can be passed to a purchaser/s once a sale has been agreed. A condition of the sale is that the purchaser/s will be required to reimburse the cost of such search from the vendor in addition to the purchase price for the land. Further details are available from the selling agent.

Status of Seller The Church Commissioners is a registered charity (charity no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.

Services There are no services connected.

Tenure and Possession Freehold with vacant possession available on completion. The concrete area has historically been used by local villagers; however, no formal agreement is in place in respect of this use.

Local Authority Mid Devon Borough Council.

Directions What3Words: :///pumps.remembers.ramble

Viewings: By appointment. **Telephone:** 01392 252262

Email: exeter@kivells.com or ben.hancock@kivells.com

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