



Land at Aliceford Farm , Okehampton, Devon EX20 4HR

A level parcel of land extending to about 1.85 acres with a useful modern agricultural building and traditional stone building.

A30 (Sourton Down) 0.2 miles - Bridestowe 2.6 miles - Okehampton 3.8 miles

- For Sale by Online Auction - End Date 8th Dec 5pm
- About 1.85 acres of pasture
- Modern farm building
- Traditional stone building
- Auction Guide £30,000 - £40,000
- Freehold

By Auction £30,000

01392 680059 | 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 Monday 8th December 2025 at 5pm. 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 Page.

SITUATION

The land lies a short distance South of the A30 at Sourton Down in West Devon.

The A30 is the main transport route through Mid Devon and links Exeter in the East to Cornwall, 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 £30,000 - £40,000

The land includes a collection of small enclosures which in total extends to about 1.85 acres of pasture. The land is mostly level and is surrounded by timber post and rail and chain-link fencing.

There is a modern agricultural building situated to the southern entrance of the land which is constructed from a steel portal frame, clad in box profile sheeting over a concrete base. The building shares a party wall with a neighbouring property's outbuilding.

At the centre of the land is a traditional stone building with a corrugated sheet steel roof. Another dilapidated structure stands along side the traditional building.

SERVICES

No services connected.

ACCESS

Direct access to the public highway at either of three points. Further details in the legal pack.

TENURE AND POSSESSION

The land is freehold and is subject to vacant possession save for the occupancies of properties where the title overlaps show brown on the sale plan.

TITLE

The area shaded blue on the sale plan is under the ownership of title DN518015 this is excluded from the sale.

LOCAL AUTHORITY

West Devon Local Authority - www.westdevon.gov.uk

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES AND 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.

It is understood that a South West Water pipe passes under part of the property and there is an inspection chamber in the ground.

A third party has had a right of way along the access track. 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 sum of £5,000 inc VAT. From this a buyers fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc 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.

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 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 20 working days after the auction or as dictated by the solicitor.

VENDORS SOLICITOR

Kate Gay of Ashfords LLP. Ashford House Grenadier Road Exeter EX1 3LH
k.gay@ashfords.co.uk 01392 333671

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.

VIEWING

Strictly by appointment only and during daylight hours. 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 at Sourton Down take the A386 South towards Tavistock. The land is situated on the left and is marked by a Stags sale board. What3words:///caressed.appetite.workouts

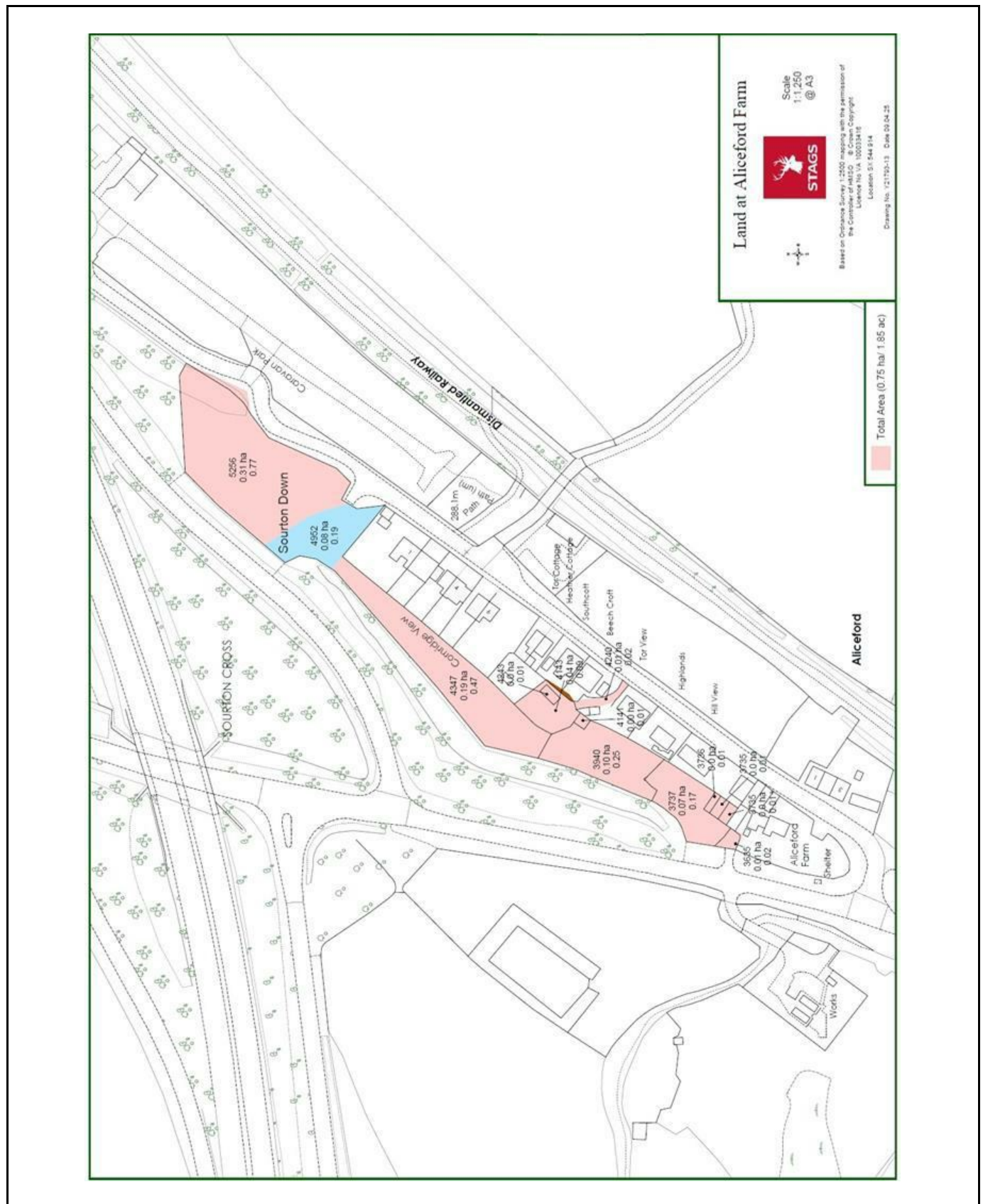
DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.

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.





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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.