



Land at Lake Lake, Tawstock, Barnstaple, Devon EX31 3HU

A small enclosed area of land within the Lake Conservation Area

Barnstaple Town Centre 1.5 miles - A39 / A361 2 miles (by road)

• Online Auction - End date 9th June 2026 • Auction Guide £20,000 to £25,000 • 0.25 Acres (0.10 Hectares) • Former Garden Area • Easy Access to Barnstaple and the A361 / A39 • FREEHOLD

Auction Guide £20,000

01271 322833 | barnstaple@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 Tuesday 9th June 2026 at 5:00pm.

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 is situated within the hamlet of Lake, a small settlement in North Devon approximately 1.5 miles to the south-west of Barnstaple town centre. The A39 and A361 are accessible within 2 miles (by road) and the Tarka Trail and sandy beaches of North Devon are all within easy reach.

DESCRIPTION

The land comprises a small enclosed area within the Lake Conservation Area. The total area is 0.25 acres (0.10 hectares) and the land is very gently sloping.

ACCESS

Access to the land from the public highway is via the lane directly south of the land being sold. This access has been used by the current owner unchallenged since they purchased the land in 1968.

SERVICES

There are no services connected to the land. The searches indicate that there is a mains water pipe in the road to the east.

TENURE

The land is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

North Devon District Council.

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.

There are no public rights of way passing through the land.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

It is the responsibility of the landowner to keep all boundary walls, fences and hedges in a good stock-proof condition.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS

From the 'Barnhenge' roundabout at the intersection between the A361 and A3125, proceed west on towards Sticklepath and Bickington and take the first left turn signed Lake and Tawstock. Continue to the mini roundabout and bear right. Continue to Lake and the entrance lane to the land is on the right after 0.1 miles.

WHAT3WORDS

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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.

ADMINISTRATION & BUYER 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.

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

Lisa Barnett, Coodes Solicitors.

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.

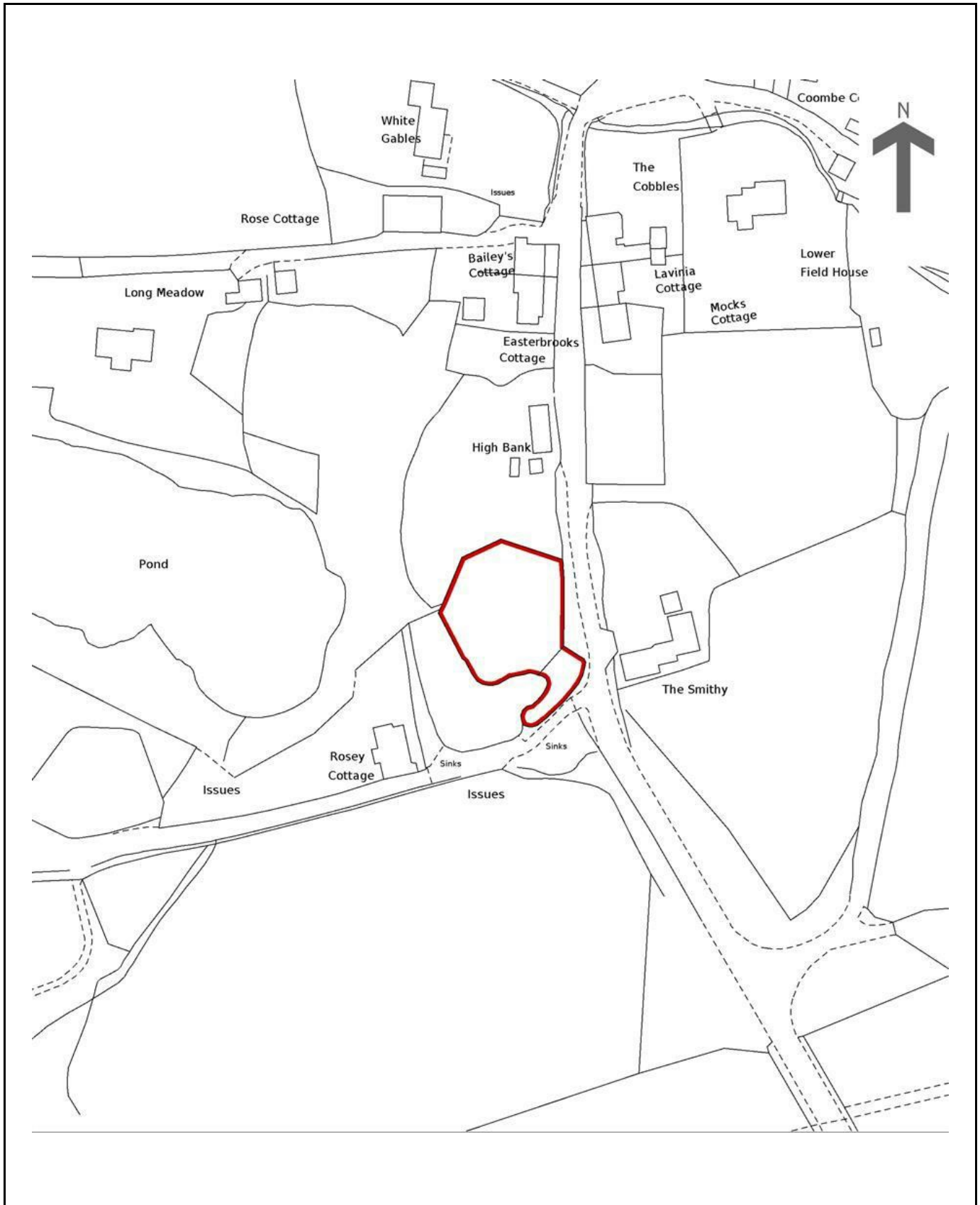
SPECIAL CONDITIONS OF SALE

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

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.