

STAGS

Land and buildings at Goodiford, Kentisbeare, Cullompton, Devon EX15 2AS

A range of agricultural buildings and paddock land extending to 2.26 acres near Kentisbeare

Kentisbeare 1 mile - Cullompton (M5 Junction 28) 2.5 miles - Exeter 16 miles

• Online Auction - 15th December 2026 at 4:30pm • 2.26 acres (0.91 ha) in all • Modern Agricultural Buildings In Good Order • Accessible Rural Location • Paddock Land • FREEHOLD

Auction Guide £150,000

01392 680059 | farms@stags.co.uk

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction. The auction end date is 15th December 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 details can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
The land and buildings are positioned approximately 1 west of the village of Kentisbeare in Mid Devon.
Kentisbeare provides a host of local amenities including a village stores, public house, primary school and church. The A373, providing direct access to Cullompton, M5 J27 and Honiton is approximately 1 mile to the south offering good transport provisions to the surrounding towns and villages and the M5 motorway.
Surrounding the holding is further agricultural land, a caravan and motorhome holiday site and Goodiford Mill Fishery.

DESCRIPTION
AUCTION GUIDE £150,000 - £175,000.
The property comprises a steel portal framed agricultural building (49.6m x 11.8m), additional steel portal framed lean to / storage building and an open fronted timber framed building (11.8m x 4.5m) centred around a useful concrete yard. The main building includes a number holding pens with feed barriers and cattle crush, all included in the sale. Behind the buildings is a level grassland paddock, enclosed by stock proof post and wire fencing. The River Ken adjoins the land to the north. The property extends to approximately 2.26 acres in all.

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

SERVICES
Water: A metered sub-supply will be provided by the vendor. Consumption will be charged based on usage (as per current SWW rates).
Electricity: An easement will be granted to enable a new mains electricity connection to be installed.
Further details in the legal pack

TENURE
The property is held freehold with vacant possession available on completion.

LOCAL AUTHORITY
Mid Devon District Council.

PLANNING
Planning consent for the building was granted in 2000, 4/32/2000/650 for Fodder storage and livestock. In 2019 planning consent was granted for the removal of Condition 5 of Planning Permission 4/32/2000/650 to allow the building to be considered for change of use.

ACCESS
Access will be granted for all for all purposes across the vendors retained land, as shown marked brown on the sale plan. The incoming purchaser will be obligated to contribute a fair proportion of the maintenance on the access track.

Further details in the legal pack.

WAYLEAVES,EASEMENTS & 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 property. The Buyer will be assumed aware of all existing rights and covenants that may affect the Property as detailed within a Transfer of adjoining land dated 31 May 2026 and will be obliged to provide the Seller with an indemnity covenant within a Transfer of the Property, a draft of which is included within the Auction Pack.

Please note an additional, unrestricted right of way is to be reserved over the Property, between points X to Y in favour of the Seller's retained land. A right to pass on foot and by vehicle along the track shaded blue for the purpose of accessing the retained land, causing as little damage as possible to the property.

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
From M5 Junction 28, follow Honiton Road (A373) for approximately 2 miles. After 2 miles, turn left onto Dead Lane, at the cross roads turn right and the entrance can be found by Goodiford Mill Fishery. What3Words: ///tidal.realm.sleeper

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 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 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

Spencer West Solicitors, Longbow House, 20 Chiswell Street, London, EC1Y 4TW
Contact: Mr Michael Miller – Michael.miller@spencer-west.com

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

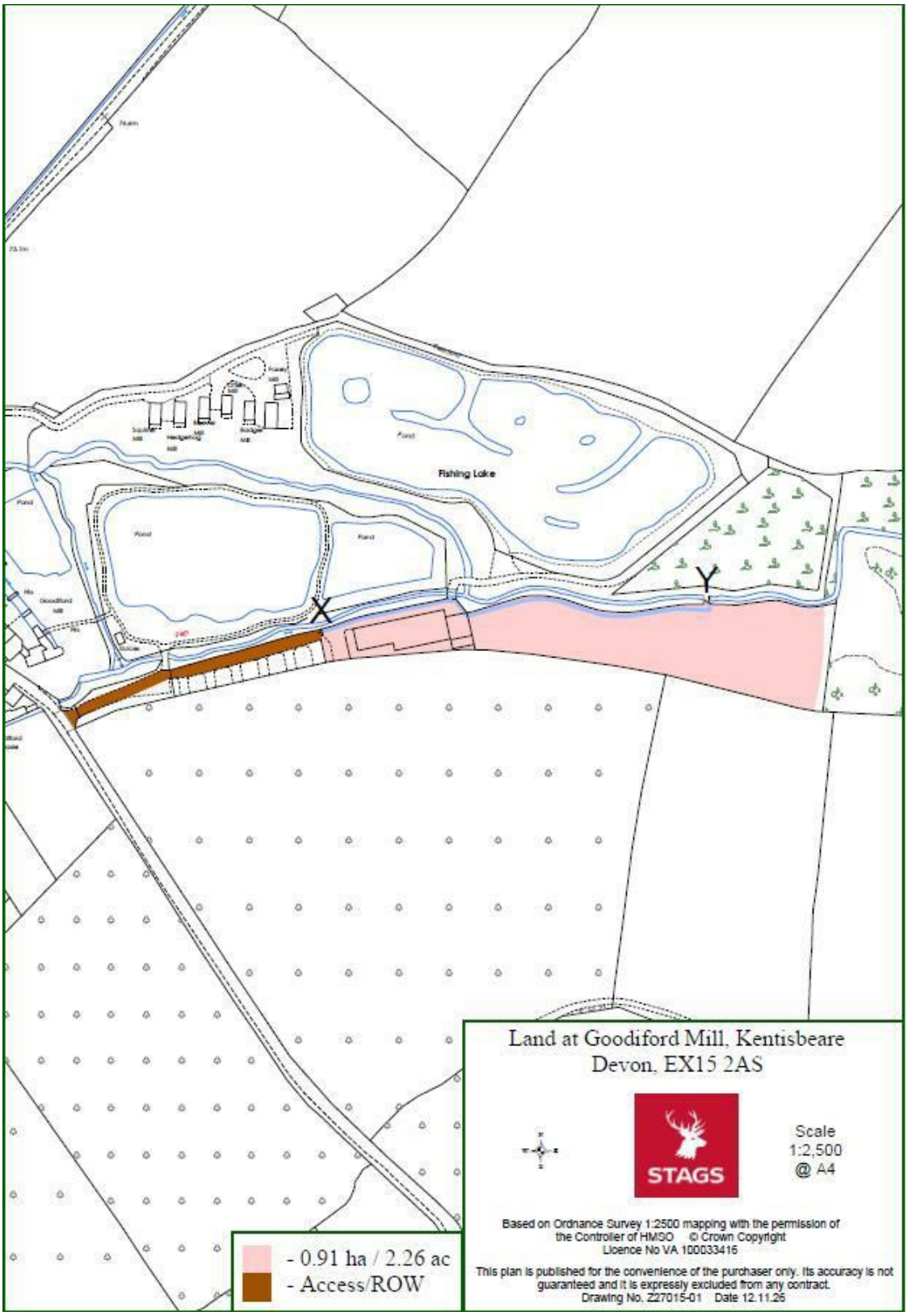
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as 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.