

A photograph of a woodland area. The foreground is covered in fallen leaves and patches of green grass. In the background, there is a dense stand of tall trees, mostly birches with white bark and dark lichen. Sunlight filters through the branches, creating bright highlights and deep shadows.

Woodland part of Big Wood , Kennford, Exeter, Devon EX6 7XA

About 3 acres of mature mixed woodland

Kenn 2.6 miles - Ashcombe 2.8 miles - A380 at Telegraph Hill 0.5 mile

- For sale by Online Auction
- About 3 acres of mixed woodland
- Access to many trails and public rights of way
- Auction guide range £30,000 - £35,000
- Freehold

Auction Guide £30,000

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METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The auction end date is Tuesday 13th May 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 www.stags.co.uk - Online Property & Land Auctions.

SITUATION

The land is situated between Kennford and Ashcombe within the woodlands surrounding Mamhead. The A380 can be reached about 0.5 of a mile to the north at Telegraph Hill services which connects to Exeter in the north to Newton Abbot in the south. The woodland is surrounded by abutting woodland parcels and the bridleway, Holloway Lane.

INTRODUCTION: AUCTION GUIDE £30,000 - £35,000

The woodland extends to 2.99 acres and comprises mature mixed woodland includes species of oak, beech, silver birch, holly and alder. There are also some younger coniferous saplings. The land slopes gently to the east with some steeper sections including the cutting which forms Holloway Lane. The woodland is surrounded by access tracks to two sides and the northern boundary is identified by a bank.

SERVICES

No services connected.

ACCESS

The land is reached by foot over a public bridleway. The owner has enjoyed occasional access with vehicles to the woodland by a personal informal licence from the Forestry Commission.

TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

Teignbridge District Council (www.teignbridge.gov.uk)

SPORTING AND MINERAL RIGHTS

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

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.

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.

COMPLETION DATE

The completion date will be 20 working days (not including weekends or Bank Holidays) after the auction or as dictated by the solicitor.

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.

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 incl 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.

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.

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.

VENDORS SOLICITOR

FAO Mr Vernon Clarke of Tozers, Exeter

VIEWING

Strictly by appointment only. 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 Telegraph Hill services, pass The Haldon Grill on the left, following signs for Dawlish, Kenton and Mamhead. Continue along the road for about 0.5 of a mile. Park at splay to a forestry track and continue on foot passing the steel barrier. The woodland is found after about 200 yards along the track and is situated to the left of Holloway Lane. Parking - What3words///waltz.solving.maternal Woodland What3words///taps.blip.nitrate

DISCLAIMER

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





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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.