



Lot 2 Land at Taviton Mount Tavy Road, Tavistock, Devon
PL19 9JL

51.24 acres of accessible grassland

Tavistock 2 miles. Plymouth 14.5 miles. Launceston 15 miles.

• ONLINE AUCTION • Productive run of predominantly level pasture land. • Lot 2 - 51.24 Acres - Auction Range £400,000 - £500,000 • A further Lot 1 of 41.59 Acres is also available • Private water supply • Direct road access • Freehold

Auction Guide £400,000

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 Tuesday 18th of February 2025 at 5.30pm. 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 on the Auctions page.

SITUATION

The land is situated approximately 2 miles east of the market town of Tavistock, on the Mount Tavy Road towards Merrivale. The land lies on the western side of Dartmoor National Park and the town of Tavistock offers a good range of local amenities including a livestock market.

Lot 2 – Guide Price £400,000 - £500,000

51.24 Acres (20.73 Hectares)

Three productive level grassland fields with road frontage.

The land has direct access from the B3357. The land has been used for grass silage production and grazing of livestock.

The soils is characterised as free draining slightly acidic loamy soils.

FURTHER LAND AVAILABLE BY SEPARATE AUCTION

Lot 1 – Guide Price £425,000 - £525,000

41.59 Acres (16.83 Hectares)

ACCESS

Lot 2 – Direct access onto the public highway.

SERVICES

Private water supply will be made available from the Wuskin Investment Ltd., charged annually with an inflation rise of the following amounts:

Lot 2 - £150 per annum.

MOORLAND GRAZING RIGHTS

Lot 2 has moorland grazing rights for approximately 51 livestock units (28 cattle, 94 sheep and 4 ponies) over the Forest of Dartmoor (CL164)

DESIGNATIONS

The land is located within Dartmoor National Park.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

SPORTING AND MINERAL RIGHTS

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

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.

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.

RURAL PAYMENTS

BPS claims have now ended and therefore the property is being sold without any Entitlements to the Basic Payment Scheme or any De-linked payments.

LOCAL AUTHORITY

West Devon Borough Council www.westdevon.gov.uk

COUNTRYSIDE STEWARDSHIP AGREEMENT

There is an existing CSS agreement commencing 1/1/23 – the field parcels are not entered into any management options and will be withdrawn from the agreement. Lot 2 has had approximately 311 metres of stock fencing erected on the western boundary and this will need to be maintained for 5 years to 31/12/2027, by the buyer.



BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £10,000 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 £7,600 is payable towards the purchase price. An additional administration fee of £1,200 including 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 registration.

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.

SOLICITOR ACTING

Jo Russell, Bright Solicitors
01752 388883

Jo.Russell@brightllp.co.uk brightllp.co.uk | Fax: 01752 265198
Studio 5 11, 5 Millbay Road, Plymouth, PL1 3LF

COMPLETION DATE

The completion date 20 business days after the Contract Date as per the Common Auction Conditions

VIEWING

Please contact Stags Farm Agency on 01392 680059 or 01822 612458.

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 Tavistock, head east on the B3357 signposted Princetown, follow the road for approximately 2 miles. The land can be found on the left and righthand side of the road, shown with a sale board.

What 3 Words ///elite.megawatt.silently

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.

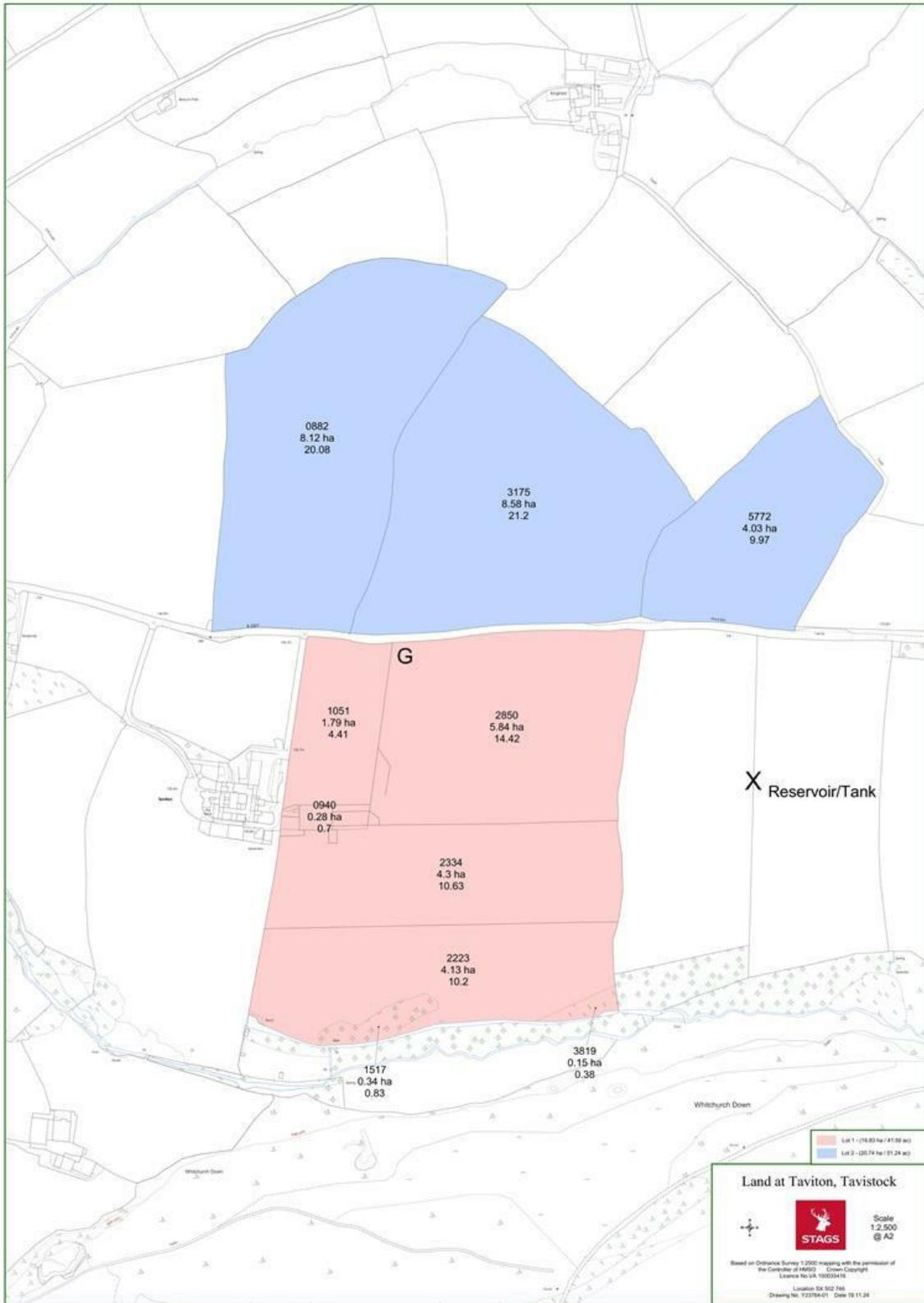
SPECIAL CONDITIONS OF SALE

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.

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.