



Land next to Budleigh Salterton Cricket Club , East Budleigh,  
Budleigh Salterton, Devon EX9 7BA

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An accessible parcel of mixed woodland close to  
Budleigh Salterton and the Otter Estuary

Budleigh Salterton 1 mile - Exmouth 5 miles - Exeter 13 miles

- Online Auction - 28th April 2026 5pm
- Approx. 0.36 acres
- Well positioned parcel of woodland
- Extensive walking routes nearby including the popular South West Coast Path
- Within walking distance of Budleigh Salterton and beach
- FREEHOLD

By Auction £20,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The auction end date is Tuesday 28th April 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](http://stags.co.uk) on the Auction Page.

## SITUATION

The land is positioned on the north eastern edge of Budleigh Salterton, a popular and highly desirable coastal town with a beautiful two mile beach on the famous Jurassic Coast, within the East Devon Area of Outstanding Natural Beauty. Budleigh Salterton offers a host of local amenities, including a number of well regarded pubs, restaurants and independent shops. A range of leisure facilities are available within the town including croquet, bowls, tennis, shooting and the neighbouring Cricket Club. The Otter Estuary Nature Reserve and South West Coast Path are within a short distance providing excellent walking routes. The land is well located with J30 of the M5 Motorway about 10.5 miles away and the larger city of Exeter within 13 miles.

## Description

AUCTION GUIDE PRICE: £20,000

The land comprises approximately 0.36 acres of former railway line and mixed broadleaf woodland. The land is bordered by Budleigh Salterton Cricket Club to the north, residential property and the Otter Estuary (SSI) to the east. There is direct access from the public highway and plentiful car parking is available on the road and the Otter Estuary Car Park. The land is steep in part with level areas to enjoy the site.

There is a small wooden shed on the land which could provide a useful storage building.

## SERVICES

There are no mains services connected. Prospective purchasers should satisfy themselves as to the connection of future services.

## TENURE & POSSESSION

The land is owned freehold with vacant possession on completion. A copy of the Land Registry title is available in the legal pack. The property is sold subject to the rights, reservations and covenants contained or referred to in the title, including rights of frontage and access reserved by a conveyance dated 1908, full details of which are contained within the legal pack.

## LOCAL AUTHORITY

East 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. No public rights of way affect the land.

## SPORTING AND MINERAL RIGHTS

The mineral rights are reserved by a third party. Further detail is available within the legal pack.

## OVERAGE

The land is sold subject to an overage provision of 20% for a period of 20 years. The overage will be triggered by any development, further details are available within the legal pack.

## VIEWING

Strictly by prior appointment with Stags. Please call 01392 680059 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From Budleigh Salterton High Street, follow the road towards the seafront and turn left onto Fore Street Hill. Continue on the road for approximately 0.5 miles, then turn right onto Granary Lane / South Farm Road. The land will be on the left hand side identified by the Stags For Sale Board. What3words [///weary.bristle.complain](http://weary.bristle.complain)

## 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 sum of £5,000. From this a buyer's fee of £2,400 including VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £2,600 is payable towards the deposit.

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.

### **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.

### **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. The purchaser shall reimburse the vendor the sum of £266.00 (inclusive of VAT) for the cost of the searches included within the legal pack.

### **SOLICITOR ACTING**

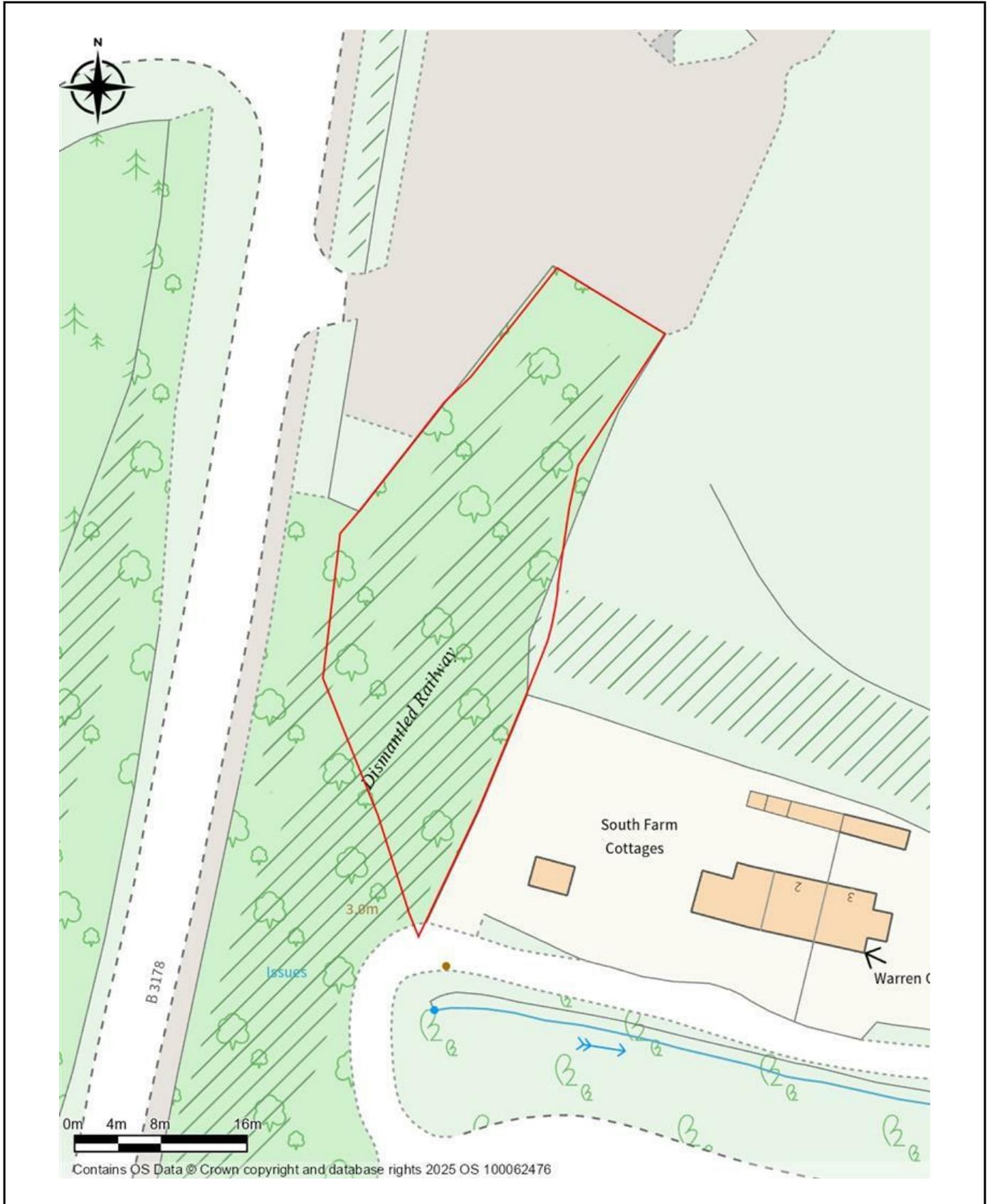
Vine Orchards Solicitors, Trinity Chambers, 49 Rolle Street, Exmouth, Devon, EX8 2RS

Contact: Mr Giles Bowen

### **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.