



Barn adj. Totnes Road , Abbotskerswell, Newton Abbot, Devon TQ12 5NE

A barn on the edge of a popular village with much potential

Totnes: 6.4 miles, Newton Abbot: 2 miles, Exeter: 20 miles

- Online auction • Auction guide £80,000 • Roadside location • Close to amenities • Dilapidated barn • Extensive plot • Freehold

By Auction £80,000

01803 865454 | totnes@stags.co.uk

SITUATION

Old Barn occupies an easily accessible plot on the edge of the popular village of Abbotskerswell. The thriving local community is served by a well subscribed primary school, shop and post office, several local public houses and a well attended cricket club. Main roads giving quick access to Torbay, Plymouth, Exeter and the wider motorway network are close by. The busy market town of Newton Abbot has a wide range of services and amenities and a mainline railway station with fast and direct links to London Paddington. Recreational activities abound as some of the region's finest beaches, rivers and estuaries and Dartmoor National Park are a short drive away.

DESCRIPTION

The Old Barn is of limestone and cob construction and is believed to be several centuries old with a date of '1785' carved on the inside of the doorway. The barn has had a mixed history and was previously used as a cider store by Henleys and earlier still, was used to house animals and hay.

The grounds extend to the side of the barn towards the main road with a metal five bar gate providing access off of the lane. In total the site extends to 0.77 acres.

SERVICES

There are no services connected to the site.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk

VIEWINGS

Strictly by appointment through the agents please 01803 865454.

DIRECTIONS

From Totnes take the A381 Newton Abbot road and, after approx 7.5 miles, turn right for Abbotskerswell and then immediately left into Manor Road. Pass the former cider works/industrial units and the entrance to Old Barn is on the left.

What3words: goal.jars.vivid

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.



BUYERS AND ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a “buyer’s fee” of £2,400 (inc VAT) is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional “administration” fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

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 and to consult legal advice prior to bidding.

Please follow this link to get to the listing on Bamboo Auctions to find the auction pack:

<https://app.bambooauctions.com/property/barn-and-land-abbotskerswell-5439905>

SOLICITOR ACTING

Ms Cherly Baxter, Boyce Hatton Solicitors, 58 The Terrace,

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AUCTION END DATE AND TIME

The auction end date is Thursday 22nd June 2023 at 6pm.

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION 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. 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.





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