



STAGS

Amenity Woodland at Crapstone , Yelverton, Devon PL20 7PW

3.30 acres of attractive broadleaf woodland suitable for a variety of amenity uses, just outside the Dartmoor National Park boundary.

Crapstone 1/2 Mile - Yelverton 1 Mile - Edge of Plymouth 4.5 Miles

• For Sale by Auction on Wednesday 3rd November at 6pm 2021 • 3.30 acres of Attractive Amenity Woodland • Wonderful Mature Broadleaf Trees, Some Believed to be Over 150 Years Old • Edge of Dartmoor National Park • Auction Guide Price £20,000 - £40,000

Auction Guide £20,000

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METHOD OF SALE

For Sale by Online Auction Wednesday 3rd November at 6pm 2021

Auction Guide Price £20,000 - £40,000

The property will be offered for sale by Online Traditional Auction. 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 stags.co.uk - Online Property & Land Auctions

SITUATION

The land lies on the borders Dartmoor National Park, just to the North of the small village of Crapstone, near Yelverton in West Devon. Just to the east of the land, the A386 runs south to Plymouth (northern edge / Rodborough about 4.5 miles) . Tavistock lies about 5 miles to the north.

The woodland stands on the corner of Pound Road and occupies a desirable and easily accessible position situated between open moorland, fields and neighbouring woodland. The land enjoys far reaching views to the west and is a convenient base from which to explore all that Dartmoor Nation Park has to offer, to the east.

In the surrounding area there are a collection of popular villages including Crapstone, Buckland Monachorum and Milton Combe which act as satellite settlements to Yelverton. As a result, there are easily accessible local and larger more regional amenities, including pubs, shops, schools. churches and leisure facilities. There are also numerous popular attractions nearby, such as Buckland Abbey (2 miles).

DESCRIPTION

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A conveniently sized 3.30 acre block of private amenity woodland featuring

attractive fine mature deciduous trees, some believed to be over 150 years old.

The woodland is well suited for a variety of amenity uses including camping and bush craft and is likely to appeal to anyone with an interest in wildlife and conservation. The woodland is quite open and also provides a copious supply of firewood.

With the woodland as a base, a multitude of paths, tracks and open moorland are all easily accessible to explore the best of West Dartmoor and the Tamar Valley Area of Outstanding Natural Beauty.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. The neighbouring owners of the adjoining woodland have 'occasional' vehicular access rights over the cross hatched area on the plan, up to 10 times per year and subject to serving 24 hours prior notice. We are not aware of any public rights of way that affect the property. (The neighbour of the woodland to the SW is contracted to erect a fence and gate across the SW boundary.

SERVICES

There are no services connected.

LOCAL AUTHORITY

West Devon District Council (Borough Council). The woodland is also located in the Tamar Valley Area of Outstanding Natural Beauty

ACCESS

Access gained through an entrance gate from the roadside in the north west corner.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 14 days after the auction (27/10/21), or earlier by agreement.



BUYERS & 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 Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit.

An additional "administration" fee of £600 including VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

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.

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Due to Covid precautions we are not making it available for inspection at Stags offices Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

VENDOR'S SOLICITORS

Adrian Beddow of Bright Solicitors, Floor 1, Studio 5-11, 5 Millbay Road, Plymouth, Devon, PL1 3LF. T: 01752 388883, E: Adrian.Beddow@brightllp.co.uk

DEFINITION OF 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 price(s) may change at any time prior to the Auction.

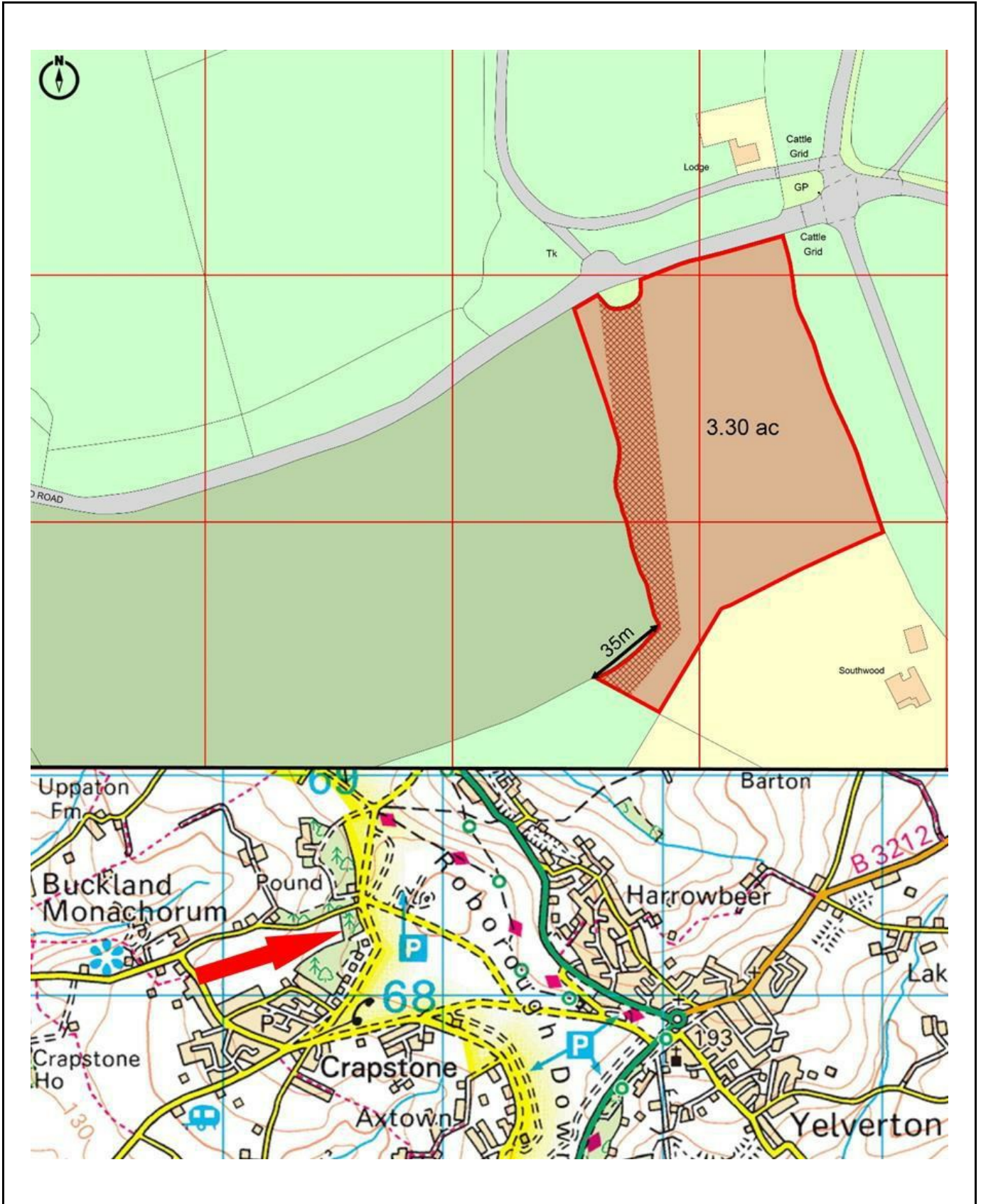
VIEWING

Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Tavistock Office.

DIRECTIONS

From the main roundabout in the centre of Yelverton, head south on the A386 towards Plymouth, for approximately 60m and take the first right turning, signposted "Leg O Mutton". Follow the road for about half a mile, and after the cattle grid, take the first turning on the right. Proceed to the end of this road and at the crossroads proceed straight over, signposted 'Buckland Monachorum' . Pass over the cattle-grid. The woodland is on the left and the entrance is found about 50m after the cattle-grid. A For Sale Board has been erected.





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