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Land at Church Hill





Whitchurch Village - Tavistock 2 Miles -  
Yelverton 4 Miles

A level pasture field and field  
shelter extending to about 4.31  
acres, situated in a desirable  
village.

- For Sale by Online Auction £125,000 to £150,000
- 4.31 Acres
- Level Pasture Field
- Natural Water Supply
- Long Term Development Potential (STP)
- Sought-After Village Location
- Good Road Access

Auction Guide  
£125,000

#### METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The auction end date is Monday 5th December 2022 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](http://www.stags.co.uk) - Online Property & Land Auctions.

#### SITUATION

The land is situated at Whitchurch which lies to the South of Tavistock in West Devon. Church Hill Lane runs along the East boundary of the land which connects to Anderton Lane and the A386 to the South. Tavistock town centre lies about 2 miles from the land which provides the surrounding area with the level of services and amenities expected of a small market town.

#### INTRODUCTION: AUCTION GUIDE £125,000 - £150,000

The land extends to 4.31 acres and is a single, level pasture field. Boundaries to the field are fenced hedgebanks. Situated in the southwest corner is a stone linhay providing useful storage

#### ACCESS

Direct access from the public highway

#### SERVICES

Natural water supply situated in the northwest corner.

#### TENURE AND POSSESSION

Freehold with vacant possession on completion.

#### LOCAL AUTHORITY

West Devon District Council (Borough Council)

#### SPORTING AND MINERAL RIGHTS

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

#### WAYLEAVES, RIGHTS, RESTRICTIONS AND RESERVATIONS

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 building shall take place on the land except private dwellings with a first sale value of over seven hundred and fifty pounds.

This description is not exhaustive, for complete text see Registered Title DN639753 contained in the legal pack.

Trees growing on the land are subject to a Tree Preservation Order

#### 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.

#### UPLIFT CLAUSE

Should the land gain consent for any use other than agricultural or equestrian within 25 years, there will be a 25% claw back of the uplift in value to the vendors.

#### VAT

An option to tax has been made on the property and VAT may become payable on the purchase price. Interested parties

should refer to Section 5 of the Special Conditions of Sale and 18.1 of the Pre-Contract Enquiries included in the legal pack before seeking professional VAT advice.

#### DESIGNATIONS

The property is located within a conservation area

#### COMPLETION DATE

The completion date will be 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 FEE - Traditional Online

Traditional Online 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 including VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

#### 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..

#### AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered, from our auction partners website (<https://app.bambooauctions.com/>). It is the purchasers responsibility to make all necessary enquiries prior to the auction. Further information about buyer's fees are available on Stags website

#### VENDORS SOLICITOR

Coodes Solicitors  
10 Windsor Place  
Liskeard, Cornwall, PL14 4BH  
F.A.O. Kevin George  
E: [kevin.george@coodes.co.uk](mailto:kevin.george@coodes.co.uk) / T: 01579 324008

#### VIEWING

Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059.

#### WARNING

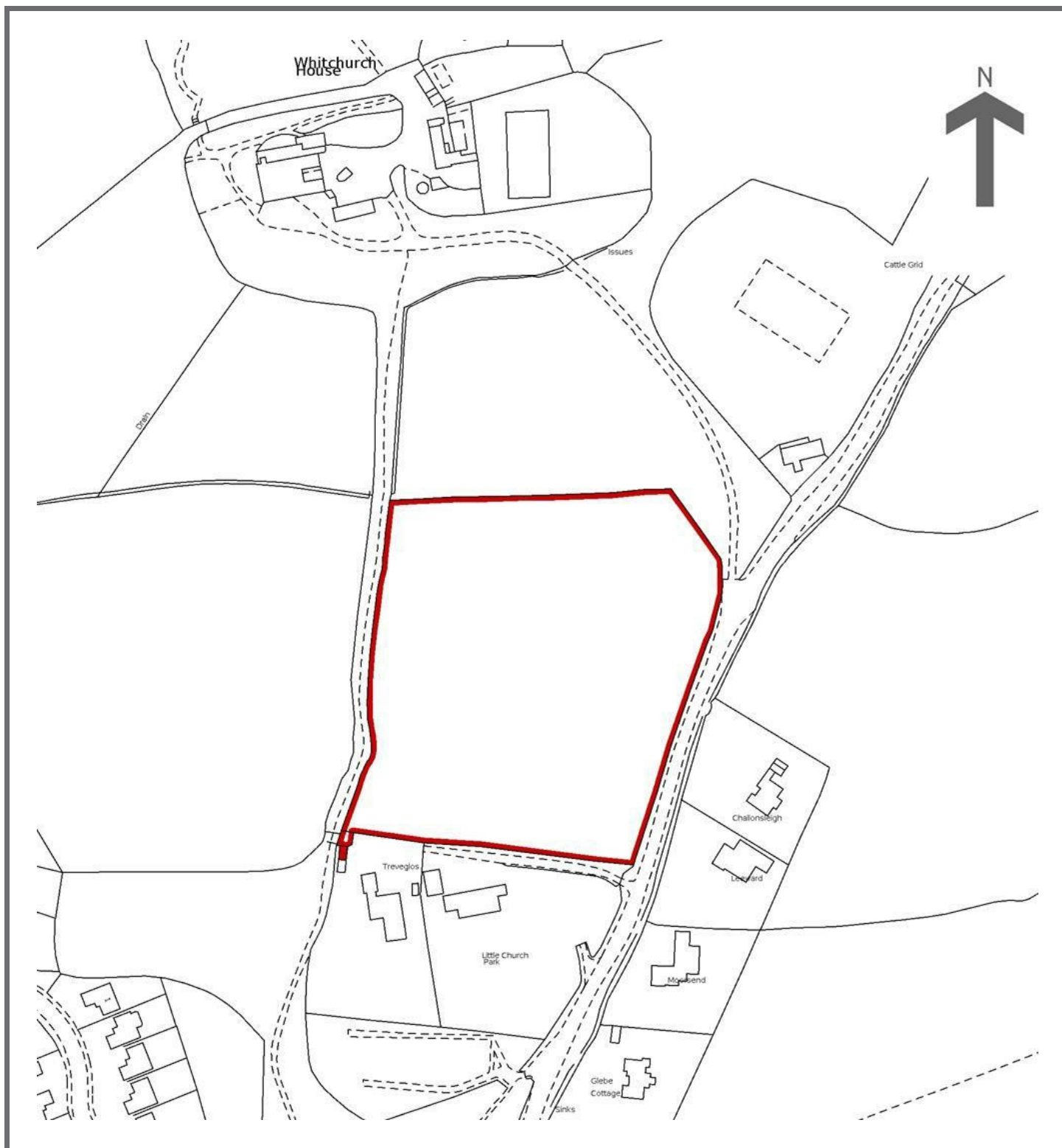
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

#### DIRECTIONS

From Tavistock town centre proceed on the A386 Plymouth road, proceeding past Morrisons over the roundabout and continue past Tesco's. At the next mini-roundabout go straight over and take the next road junction, turning left onto Anderton Lane, proceed up the hill until reaching the crossroads, proceed straight over onto Church Hill. Continue for







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

2 Market Street, Tavistock, Devon, PL19 0DA



01822 612458  
tavistock@stags.co.uk

stags.co.uk



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