



Luna's Lake , Okehampton, Devon EX20 1SG

A unique opportunity to acquire 11.80 acres of amenity land, laid to pasture and incorporating a large lake (0.4 of an acre). An idyllic nature area in which to escape and enjoy.

Okehampton 3.4 Miles Exeter 23 Miles

• ONLINE AUCTION • Auction Guide £125,000-£150,000 • 11.80 Acres • Large Lake (0.4 of an acre)

Auction Guide £125,000

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METHOD OF SALE

The land is for sale by Traditional Online Auction (unless sold prior). The auction end date is Monday 29th November 2021 at 6pm. The vendor reserves the right to withdraw or alter the land for sale prior to the auction end date. The land can be accessed via our website www.stags.co.uk - Online Property & Land Auctions.

SITUATION

The land is situated approximately 3 miles from the centre of Okehampton, being within approximately 1 mile of the A30 dual carriageway. For the equestrian minded there is easy access via local public lanes, with access to Sticklepath and then to the moors, whilst at Tongue End Cross within a mile from Beer Farm, there is a track that can lead onto the moorland, north of Sticklepath and also towards Belstone and onto Dartmoor.

DESCRIPTION

The land is accessed via a five bar gate opening to a stone lane, which leads down past some neighbouring fields, with a five bar gate opening to a hardstanding area for several vehicles. The land is predominantly laid to pasture and incorporates a large lake (0.4 of an acre), which has been fully fenced off for the safety of children and stock, there are four farm gates, one at each corner, which facilitate easy access, whilst the water is understood to be approximately 12 feet deep at the eastern end and with varying depths at the western end. An overflow pipe discharges into the stream beyond, which is tree lined. To the west of the lake, the land is fenced with two farm gates providing access between the two sections. Further fencing could create smaller paddocks which could connect to the lake perimeter fence. To the eastern end of the land, there are some newly planted young trees, various mature trees and areas of copse. Within this area, is a timber shed/store raised on bricks. The remaining boundaries are primarily hedgerow. There are currently three mains water field troughs in different areas, and at the eastern end of the land, the stream from the lake, can also usually provide water for animals. In recent years, the current vendor has begun a process of re-wilding, and have sown locally-sourced wildflower seeds in several areas, created butterfly banks and expanded feeding areas for key pollinators such as

bees. Oaks are regenerating throughout, and the heart of the land adjacent to the lake comprises of culm grassland, a rare habitat unique to North Devon which is important for biodiversity as well as filtering pollution and retaining carbon. Luna's Lake is a haven for wildlife, from dragonflies, swallows and bats feeding over the lake in summer, Roe deer in the pasture year-round, to flocks of goldfinches feeding on Autumn seeds and barn owls hunting at dusk. Year on year the species list is growing.

SERVICES

Three Water Troughs and Natural Water Available.

AGENTS NOTE

A Certificate of Lawfulness for existing use of building as a dwelling was applied for on 24th September 2021 (having been refused in 2020.) (resubmission of 3523/20/CLE) Planning Application Ref: 3620/21/CLE. Land at SX 632 960 near Beer Farm Cottages Okehampton EX20 1SG. Further details are available on West Devon Borough Council website.

TENURE

Freehold with vacant possession.

ACCESS

From the public highway and via a stone lane.

WAYLEAVES/RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

COMPLETION DATE

The completion date will be dictated by solicitors



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. Guide prices may change at any time prior to the auction.

BUYERS RESERVATION FEE - TRADITIONAL ONLINE AUCTION

The successful purchaser(s) will be liable to pay £5,000 (incl VAT) of which £2,400 goes to Stags/Bamboo auctions and £2,600 (incl VAT) towards the purchase price.

An additional 'administration fee' of £1,200 (incl 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 all 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 contracts, deeds/epitome of title, special conditions of sale etc. and is available to download for free of charge to those who have registered, from our auction partners website. Due to Covid 19 precautions, we are not making the legal pack available for inspection at Stags offices. It is the purchasers responsibility to make all necessary enquiries prior to the auction. Further information about the buyers fees are available on the Stags website.

SOLICITOR ACTING

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DIRECTIONS

From Okehampton town centre, proceed out of the town as if towards Exeter. On the edge of town, do not join the A30 dual carriageway, but continue straight ahead heading for Sticklepath. Continue past the BP Service Station and at Tongue End Cross turn left signposted to Sampford Courtenay. Continue over the A30 and take the first right hand turning at Beer Cross signposted for Taw Green. Continue for just under half a mile and the land will be found upon the left hand side, marked by a Stags For Sale board.

VIEWING

Strictly by appointment only with Stags Okehampton office 01837 659420.

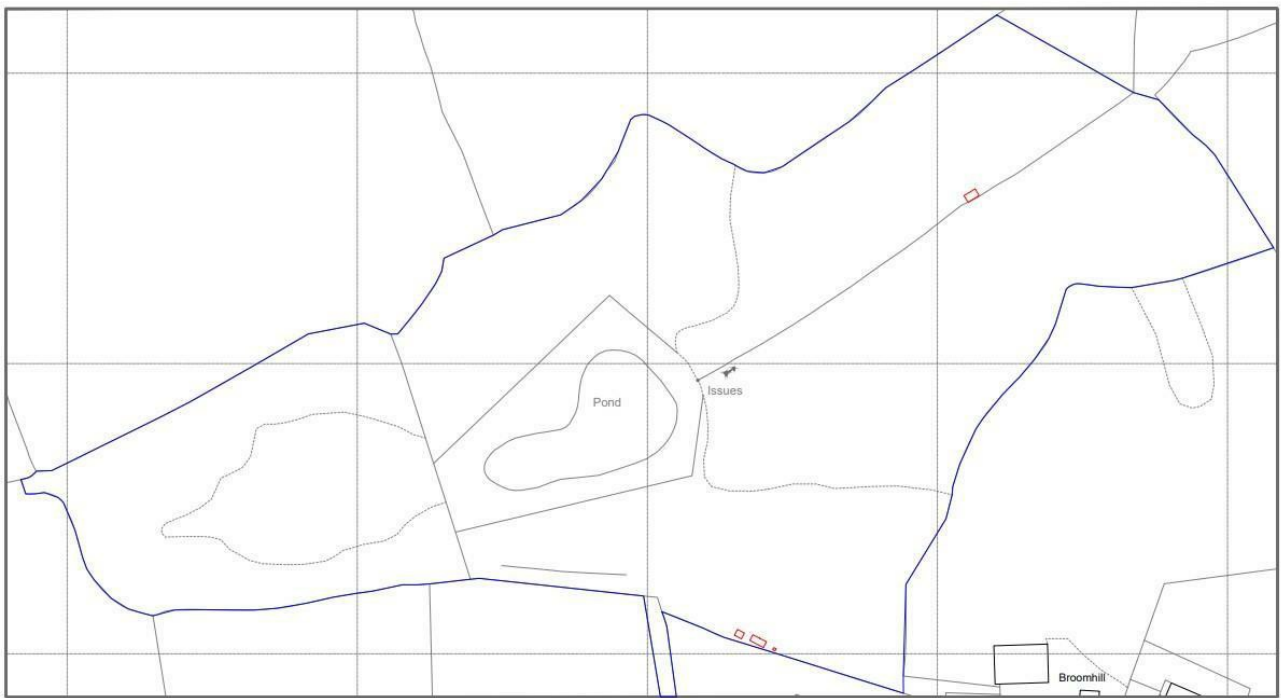
WARNING

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

DISCLAIMER

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





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