



Paddock at Metcombe Vale , Tipton St. John, Sidmouth,
Devon EX10 0AA

*** SOLD BY STAGS BY AUCTION' **** Nearly 4
acres of near level pasture in the lower Otter Valley.

Village Centre 0.5 miles Ottery St Mary 2.5 miles Sidmouth 4.5 miles

• SOLD BY STAGS • £80,000 • 3.93 acres (1.59 ha) • Close to
village • Lovely rural location • Field shelters • Easy access • Gently
sloping • Auction Guide £50,000 - £60,000

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SITUATION

This gently sloping paddock is situated in a lovely rural location, on the northern edge of popular village Tipton St John in the lower Otter Valley. The nearby village benefits from a good range of facilities including community hall, playing fields, church, primary school, shop, garage and renowned Golden Lion pub, providing a home to the active community.

Ottery St Mary is approximately 2 miles to the north, with the coastal and regency town of Sidmouth approximately 5 miles to the south. The Cathedral and University City of Exeter is approximately 14 miles to the west and provides a comprehensive range of educational, recreational and shopping facilities.

DESCRIPTION

Currently in permanent pasture the semi-improved grassland is a haven for wildlife and has been well maintained with minimal inputs. And surrounded by mature hedges and fenced boundaries. The paddock is split into two enclosures as well as an area beside the gate.

In all the land extends 3.93 acres (1.59 ha).

FIELD SHELTERS

Two quality timber field shelters were erected new in 2018

please note no specific planning consent, if required, exists for these, however are included in the sale.

SERVICES

Mains water and electric are understood to cross the land but are not connected

UPLIFT CLAUSE

Due to the location of the field, the land is to be sold subject to the remaining period (about 15 years) of a development clause for residential use, whereby a 20 % uplift in value would become payable to the previous owner. Further details within the legal pack.

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The auction 25th Nov at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

BUYERS & ADMINISTRATIVE FEE - ONLINE AUCTION

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.

An additional "administration" fee of £600 (Inc 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.

DEFINITION OF AUCTION AND RESERVE

- Guide price is an indication of the seller's expectation.
- Reserve Price is 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.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the online auction tab on our website. 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.

SOLICITOR ACTING

Emma Webb Gilbert Stephens, Albion House 36 High Street, Sidmouth, EX10 8ED, 01395 512443

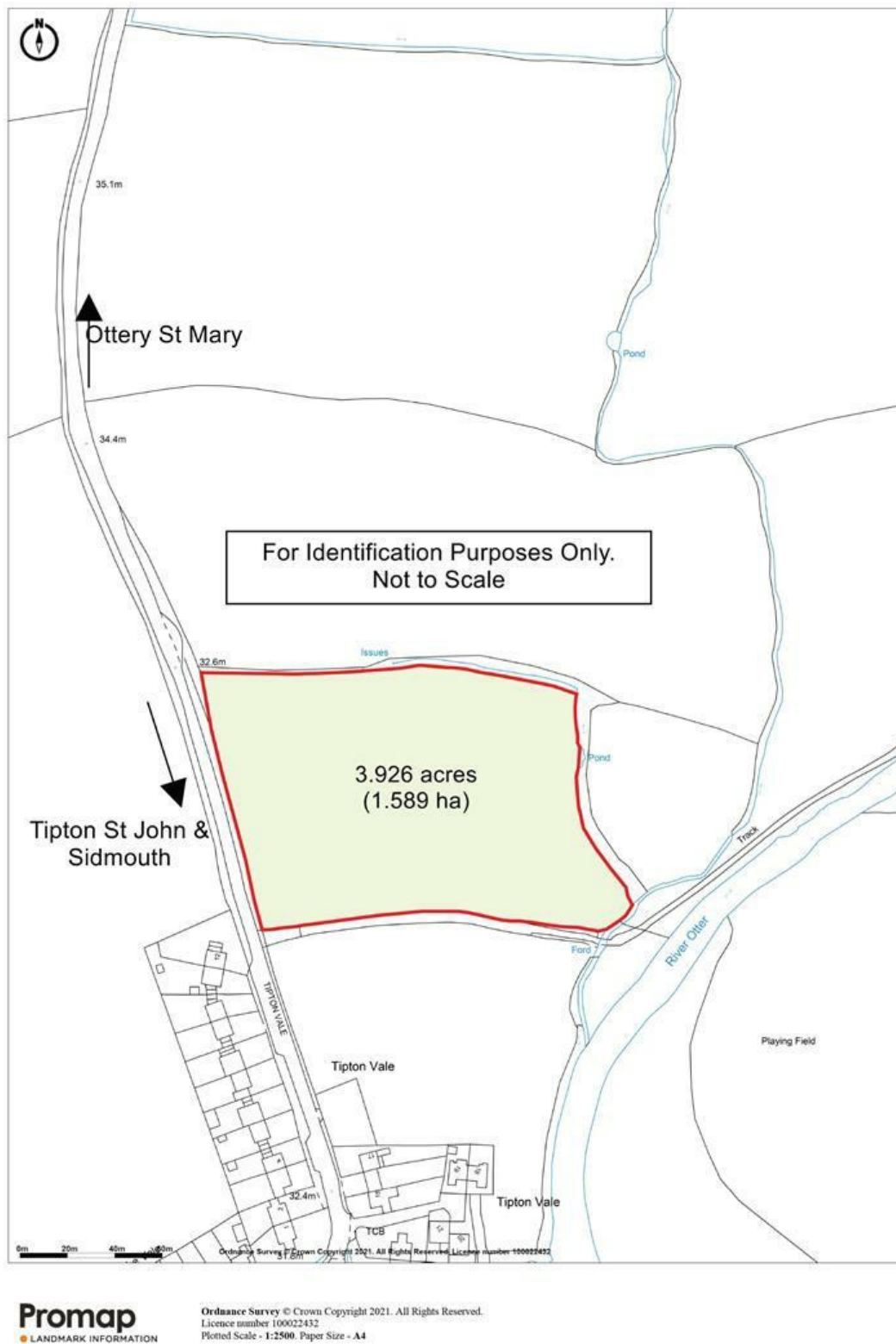
COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack, likely to be 20 working days following exchange.

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 provision 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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