



Cider Barn Chelson Lane, Harcombe, Sidmouth, Devon EX10 0PR

Wonderful holiday letting development opportunity.  
Sale by Online Auction.

Sidmouth Beach 3.2 miles Exeter 16 miles

- Sale by Online Auction • By 29th March 2023 at 1pm • PP for conversion
- Open House: Sat 4th March from 11am • Services nearby • 0.21 acres (0.083 ha)
- Freehold • Not currently rated • Holiday letting

**Auction Guide £137,500**

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 29th March 2023 at 1pm.

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](http://stags.co.uk).

## SITUATION

Positioned on the edge of the hamlet of Harcombe, the barn is virtually surrounded by the delightful rolling countryside of this part of the East Devon, an Area of Outstanding Natural Beauty; just three miles from the Regency town of Sidmouth, which is well known for its long esplanade, beaches and public gardens.

Sidmouth has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is also on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

## DESCRIPTION

This timber former agricultural barn has full planning consent to convert into a two bedroom holiday let (Ref 22/1350/FUL, dated 25th October 2022). Full plans etc. are available from the EDDC website or Stags.

The indicative plans illustrate the conversion of the barn into two double bedrooms, a family bathroom and a semi open-plan living space, orientated to enjoy the wonderful views down the valley.

The whole site extends to about 0.083 ha (0.21 acres) with numerous trees, post and rail fencing and the remains of a stone barn. The plans show four parking spaces.

## SERVICES

Mains electric is connected.

There is a borehole on site, pumping and filtration required by the purchaser.

It is expected that purchasers will install a private drainage system. Purchasers to make their own enquiries of the above, availability/suitability and the corresponding costs.

## DIRECTIONS

What3Words location: birthing.drive.roving

From the A3052 coast road, past the Ball Ball Inn on your left in Sidford. Take the next left into Harcombe Lane.

Continue out of the village, up the hill and then turn right. After



about half a mile, you will enter Harcombe, continue past the farm, bearing left after the bridge and going up the hill, take the next left. The site is on your left in about 300 yards.

### 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.

### 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 (inclusive of VAT) is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price immediately after the auction.

An additional "administration fee" of £1,200 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. 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

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### COMPLETION DATE

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

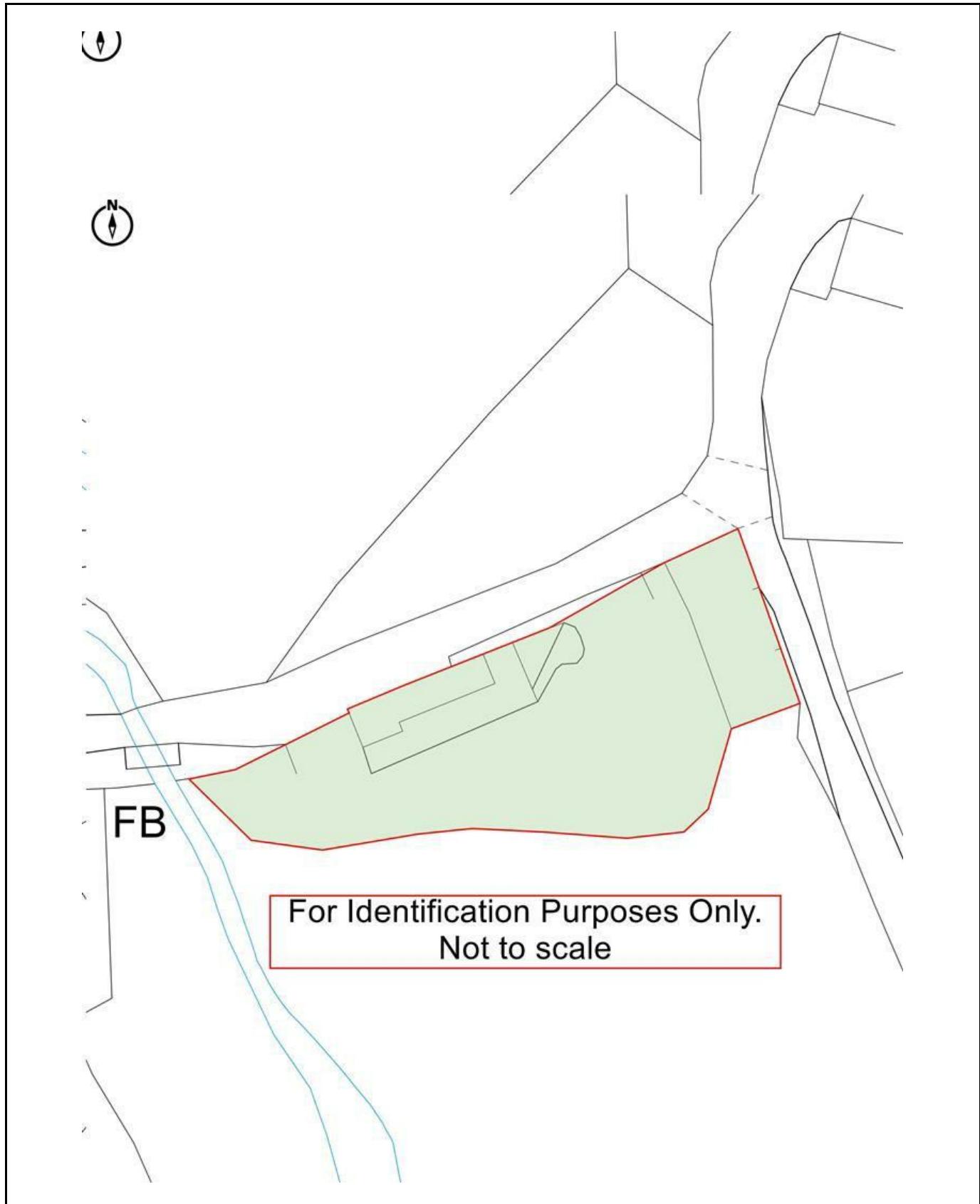
### DEFINITION OF AUCTION AND RESERVE

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.

### 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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