

HALFPENNY YARD

DOLTON

WINKLEIGH

DEVON

EX19 8PX



**A UNIQUE OPPORTUNITY TO ACQUIRE A 0.49
ACRE (0.199 HECTARES) Paddock AND
RANGE OF GENERAL PURPOSE BUILDINGS
EXTENDING TO APPROXIMATELY 180 sq m
SUITABLE FOR A RANGE OF USES SUBJECT TO
THE NECESSARY PLANNING CONSENTS SET
ON THE EDGE OF THE POPULAR RURAL
VILLAGE OF DOLTON .**

FOR SALE BY PUBLIC AUCTION

At 2.30 pm on Thursday 18th July 2019 (unless sold prior) at Dolton
Village Hall.

GUIDE PRICE £40,000 - £50,000

Rural Property Management, Property Valuations, Planning & Development
Compensation & Taxation Valuations, Land & Livestock Sales



Situation

Halfpenny Yard is situated on the edge of the popular rural village of Dolton. The village supports a thriving community with shop and post office, pubs, village hall and places of worship. The market town of Hatherleigh lies 8 miles to the south providing a larger range of shops, supermarket and facilities associated with thriving towns. The property enjoys easy access directly onto the B3217 and is a short drive from the A3124 main road from Bideford to Exeter.



Communications

Rail – a regular service of local trains operate on the Tarka line linking to the intercity trains operating from Exeter to London (Paddington).

Air – Exeter International Airport offers flights to a number of destinations with the UK and abroad.

GENERAL DESCRIPTION

Halfpenny Yard comprises a range of single storey general purpose buildings extending to approximately 180 sq m or thereabouts in 2 separate blocks located at either ends of the site set in approximately 0.49 acres or thereabouts currently laid to pasture.

The property enjoys easy access from the B3217 at 2 separate locations via double and single gated entrances.

The property is suitable for a range of uses subject to the necessary planning consents being obtained having once been a garage and filling station serving the village. This operation ceased many years ago.

The main building located to the east of the site comprises a timber framed structure clad in galvanised iron sheeting under a galvanised iron sheeted roof measuring approximately

14.25m x 7.3m with adjacent lean to's of similar construction measuring approximately 10.5m x 3.75m (overall) and 6.6m x 2.2m (overall). The building is fully enclosed with lockable access doors and has partial concrete flooring and mains electricity connected.

The second building to the west of the site comprises a single storey timber framed structure clad in galvanised iron sheeting under a galvanised iron sheeted roof (partially collapsed) measuring 9.8m x 5.7m with partial concrete flooring and mains water available via an outside tap.

Services to the site comprise mains water & electricity.

The Planning Authority responsible for the site is Torridge District Council within the Three Moors Ward.



General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Plans and Boundary Fences

A plan, which is not to scale, is included in these particulars for identification purposes only. The vendor shall not be called upon to define the ownership of the boundary fences. See Special Conditions.

Method of Sale

The property is to be offered for sale by Public Auction (unless sold prior) on Thursday 18th July 2019 at 2.30pm in the Village Hall Dolton. The property will be offered as a whole as detailed in these particulars. All intending bidders will be required to supply anti-money

laundering documentation (photo id and proof of address) on the auction day which will be photographed and kept by the Auctioneers.

Conditions of Sale

These will be detailed in the legal pack. The conditions of sale will not be read out in detail at the auction, and all interested parties will be assumed to have acquainted themselves with the contents. Copies will be available from the vendors solicitors prior to the auction and in the auction room on the day.

Vendors Solicitors

Mr Bernard Klingher, Cartwright, Cunningham, Haselgrove and Co, 282/284 Hoe Street, Walthamstow, London. E17 9PL. Tel: 0208 5201021. Email:office@cch-solicitors.com

Auction Costs

Fall of the hammer signifies Exchange of Contracts, directly after a 10% deposit is paid to the solicitors as stakeholders with the remainder due on completion 28 days later. Andrew Lane Ltd will not charge a Buyers Premium

Definition of Guide Price 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 Price will be set within the Guide range. Guide Prices may change at any time prior to the auction.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Viewing

Viewings of the property can be made at any time with a copy of these particulars at hand.

Health and Safety

Given the potential hazards associated with this property we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly in and around the buildings.

Directions

From the A3124 at Dolton Beacon proceed towards Dolton on the B3217 for approximately half a mile where the property will be found on the right hand side with a for sale board clearly displayed. Post Code EX19 8PX Grid Reference SS 587 131.

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

- 1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.*
- 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- 3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.*
- 4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.*

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.