

PART STONEYFORD

St GILES

TORRINGTON

DEVON

EX38 7JP

Andrew Lane Ltd

Registered Office:
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Iddesleigh
Winkleigh
Devon
EX19 8BG

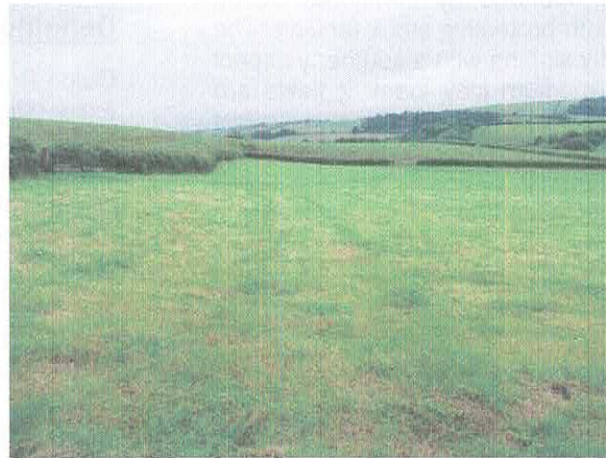
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Regulated by RICS



A BLOCK OF 42 ACRES OF ARABLE & PASTURE

Road frontage.

Productive clay loam

Good investment potential – letting demand

Easy reach of St Giles and surrounding villages

St Giles ½ mile, Torrington 3 miles, Barnstaple 12 miles

FOR SALE by PUBLIC AUCTION

Thursday 15th August 2019 (unless sold prior to) in 2 lots

GUIDE PRICE - Lot 1 £80-90,000 – Lot 2 - £185-200,000

Situation

The land is situated in rural North Devon set amid renowned stock rearing and mixed farming countryside. The land is just outside the unserved village of St Giles. The close at hand B3227 gives links to the market towns of Torrington and South Molton.

The Property

LOT 1

29.2 acres of arable and pasture including approx. 2 acres of woodland.

The property is approached off a parish road by a gated entrance. The land is divided into 6 enclosures. The arable and pasture fields are predominantly bounded by traditional Devon hedgebanks with protective stock fencing. The fields are gently sloping with a southerly aspect of productive medium clay loam. 2 fields are planted to forage maize, 3 to grass and the last is mature woodland. The woodland is steep east facing comprising mostly oak with some beech, hazel, holly and hawthorn.

See plans edged red.

LOT 2

This comprises a single 12.3 acre (4.99 hectares) field with road access. The field is currently in recently established pasture but is equally capable of arable cropping. The field has hedgebank boundaries and is south facing.

See plans edged blue

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion with a holdover on Lot 1 for the harvesting of maize and removal of stacked silage bales.

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.

Method of Sale

The property is to be offered for sale by Public Auction (unless sold prior) on Thursday 15th August 2019 at 3.30pm in the Community

Centre, Hatherleigh. The property will be offered as in 2 lots as detailed in these particulars. The vendor has the right to withdraw or alter any lot or lots prior to the auction. 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.

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 later (suggested completion date 30th September 2019), along with the cost of searches. 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 with be set within the Guide range. Guide Prices may change at any time prior to the auction.

Vendors Solicitor & Legal Packs

Legal packs are available from the Vendor's solicitor – Ann Harris Seldons 18 The Quay Bideford Devon EX39 2HF Telephone No: 01237 479 121 or aharris@seldons.co.uk

Special Conditions of Sale

Lot 1 – A holdover for the harvesting of the forage maize. A holdover for the removal of stacked silage bales until 24th December 2019.

Basic Payment Scheme

No Entitlements are included in the sale.

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

Strictly accompanied and by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Health and Safety

Given the potential hazards associated with farm property we ask that you be as vigilant as possible when making your inspection for your own personal safety. There may be cattle and sheep grazing the land.

Directions

See attached map

Post Code EX38 7JP Grid Reference SS 540 185.

Important Notice

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

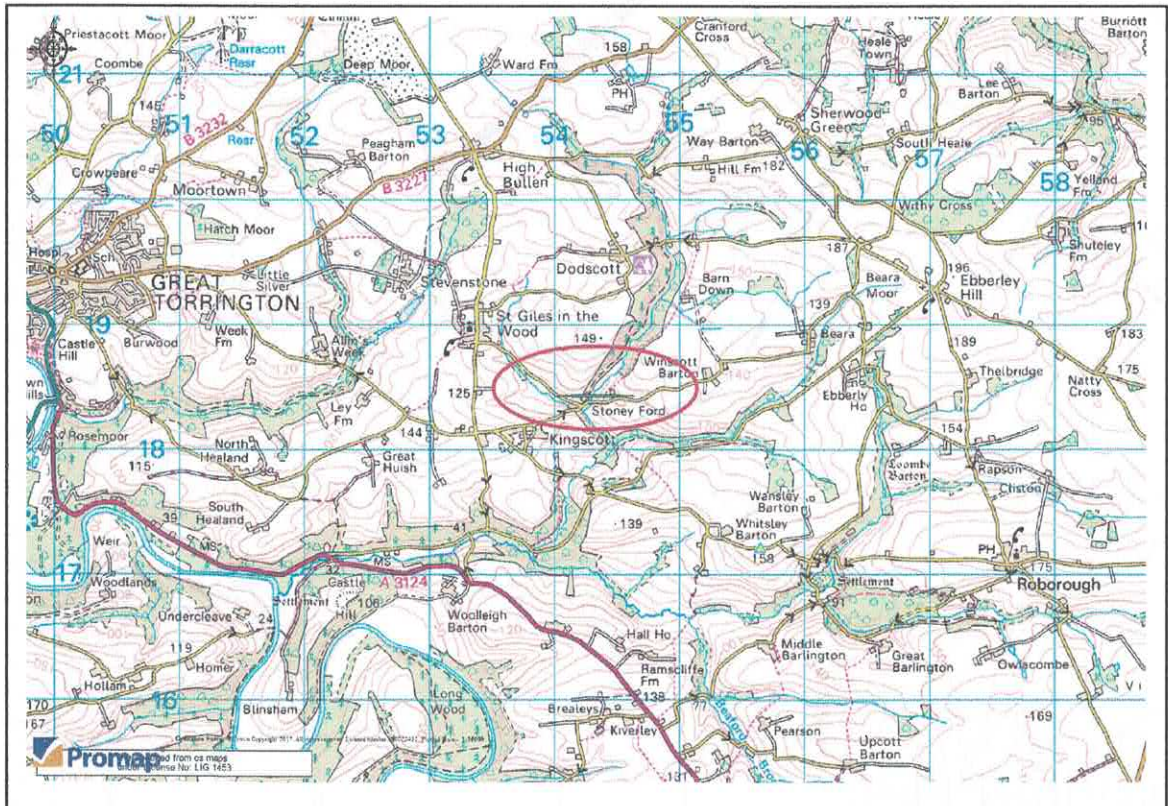
1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.

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.



Location Plan reproduced from OS
Maps under License No: LIG 1453

