



Land to the South of Mill Farm



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Gently sloping 1.33 acre paddock running down to the River Tale

- Sale by Online Auction
- Auction end date - 11th August 3.30pm
- 1.33 acres (0.54 ha)
- Road access
- Adjoining River Tale
- Freehold

Auction Guide
£30,000



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 11th August at 3.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The auction listing can be found on the auction tab of our website.

UPDATE

We have been made aware that a neighbours oil tank leaked next door to the land in January 2026. This may have passed through/under the land into the river.

SITUATION

Positioned in an accessible location just north of Fairmile on the road towards Escot and Talaton the land has a gate to the road.

The village of Talaton to the north has a strong community centre with a church, village shop, parish hall and pub. The neighbouring village of Feniton also offers a range of facilities including a primary school and a train station situated on the London Waterloo line. Ottery St. Mary is situated a short distance to the south and ensures that this property falls into The King's School catchment area.

DESCRIPTION

Extending to about 1.33 acres (0.54 ha) the gently sloping land is partly fenced with post and rails with several mature trees and amenity areas, running down to River Tale on the eastern boundary.

MINERAL RIGHTS

Please note, in common with much of the former Escot Estate, the mineral rights have been historically retained and are not included.

SERVICES

None connected. It is understood mains water runs down the road. Ultra fast broadband in the area, but not connected, mobile coverage good outside (Ofcom).

WHAT 3 WORDS LOCATION

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VIEWINGS

Viewings are strictly by appointment only with Stags. We advise all viewers to take extra care when viewing the land.

PROOF OF IDENTITY

Under 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 & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.) Additional Administration Fee - £1,200 inc VAT.

DEPOSIT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

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. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. 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, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Mr G Bowen, Vine Orchards

COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

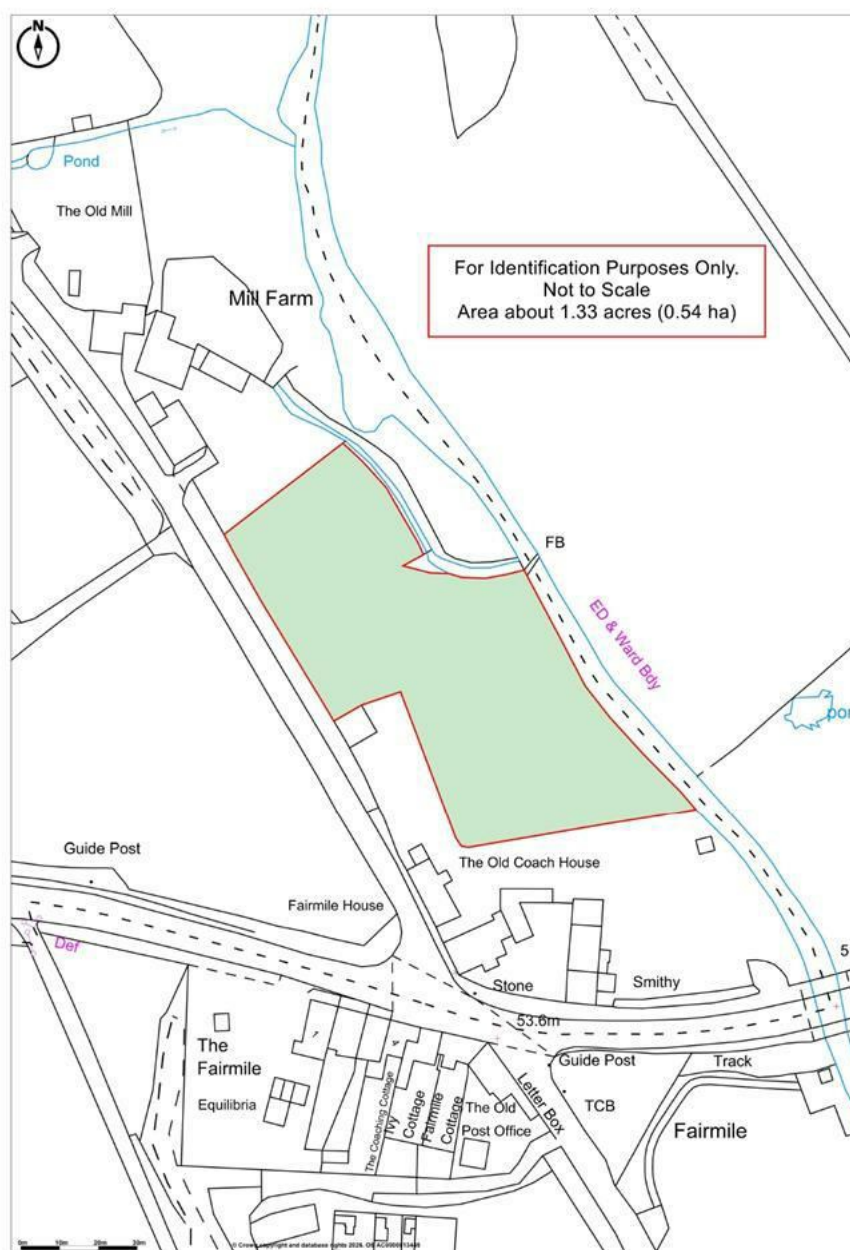
DEFINITION OF AUCTION GUIDE & RESERVE

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 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 provisions 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.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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