



Land and Buildings at Liftondown , Lifton, Devon PL16 0DA

Land and buildings for sale by Online Auction including attractive amenity grassland with a species rich pond, land adjoining residential property and a pair of useful storage buildings.

Lifton Village 1.5 miles - Launceston - 2.5 miles - Okehampton 15 miles

• For Sale by Online Auction • Lot 1 - 7.27 acres of grassland with private access - Guide Price £45,000 - £55,000 • Lot 2 - 8.92 acres of grassland with pond - Guide Price £55,000 - £65,000 • Lot 3 - 1.19 acre of pasture adjoining residential property - Guide Price £20,000 - £30,000 • Lot 4 - 0.03 acre land and buildings - Guide Price £20,000 - £30,000

Auction Guide £140,000

01566 774999 | launceston@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction. The end of the online auction is scheduled for 31st August 6pm 2021. 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 - Online Property & Land Auctions

SITUATION

The land lies to the North of the A388 and the A30 at Liftondown, an easily accessible and sought after part of Devon which lies just East of the Cornish border.

The land occupies an elevated position, enjoying far reaching views to the South and West over picturesque countryside. The land also benefits from excellent access to the surrounding area by quick road links.

Lifton village is situated about 1.5 miles East of the property and boasts a wealth of local amenities including pubs, hotels, a Post Office and shop, GP surgery, church and Tesla Supercharger point. The larger centre of Launceston is situated 2.5 miles to the West of the land and features extensive services and amenities in line with those of a larger regional town.

DESCRIPTION

For Sale by Online Auction 31st August 6pm 2021

Lot 1 - 7.27 acres of grassland with private access - Guide Price £45,000 - £55,000

Lot 2 - 8.92 acres of grassland with pond - Guide Price £55,000 - £65,000

Lot 3 - 1.19 acre of pasture adjoining residential property - Guide Price £20,000 - £30,000

Lot 4 - 0.03 acre land and buildings - Guide Price £20,000 - £30,000

Lots 1 and 2 are larger parcels of level, attractive and species rich grassland which are dotted throughout with young deciduous trees. The flora on the land is diverse and changes by season from blankets of bluebells in the spring to tall swards of grass during summer months. Both lots are a haven for a large range

of wildlife. In the northern part of Lot 2 is a former open quarry which is now a pretty pond, providing an interesting niche habitat for a wide range of invertebrates and fauna. Along the roadside of Lot 1 is a thick shelter belt that makes both Lots 1 and 2 feel very private. These lots are likely to appeal to Purchasers interested in '56 Day camping' within easy reach of Dartmoor National Park, particularly those with an interest in wildlife. (The Purchaser of Lot 1 shall be responsible for erecting the dividing stockproof fence between Lots 1 & 2).

Lot 3 is a parcel of land which forms a margin against a residential development and should be highly sought amongst those living in the immediate vicinity or investors. As with Lots 1 and 2, the land is currently under grassland and is mostly level. (The Purchaser of Lot 3 shall be responsible for erecting the dividing stockproof fence between Lot 3 and Lots 1 & 2, with a gate into Lot 2 within the first 20m).

Lot 4 is a small parcel of ground on which stands a traditional stone building in need of attention and a single bay timber garage.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. We are not aware of any other public or private rights of way that affect the property.

Lot 2 benefits from a right of access across Lot 3 and the route of the access is shown by a brown dotted line on the plan attached to these particulars.

SERVICES

There are no services connected but both mains water and electricity are believed to be close-by, Purchasers must satisfy themselves on this point..

LOCAL AUTHORITY

West Devon District Council (Borough Council)



ACCESS

Access to Lot 1 is gained through a gated entrance from the roadside in the north west corner.

Lots 2 and 3 are reached by a shared access in the south west corner which shall be owned by Lot 3.

Lot 4 is accessed directly from the road to the south.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion 6 weeks after the auction, or earlier by agreement.

BUYERS & 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 (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/deposit.

An additional "administration" fee of £600 including VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags. The purchaser shall also reimburse the vendor the cost of the searches carried out.

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.

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is 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. Due to Covid precautions we are not making it available for inspection at Stags offices Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

DEFINITION OF GUIDE 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 will be set within the Guide range.

-Guide price(s) may change at any time prior to the Auction.

VENDOR'S SOLICITORS

Stephen Morrison, Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY. Tel 01209 213646 Fax 01209 210069

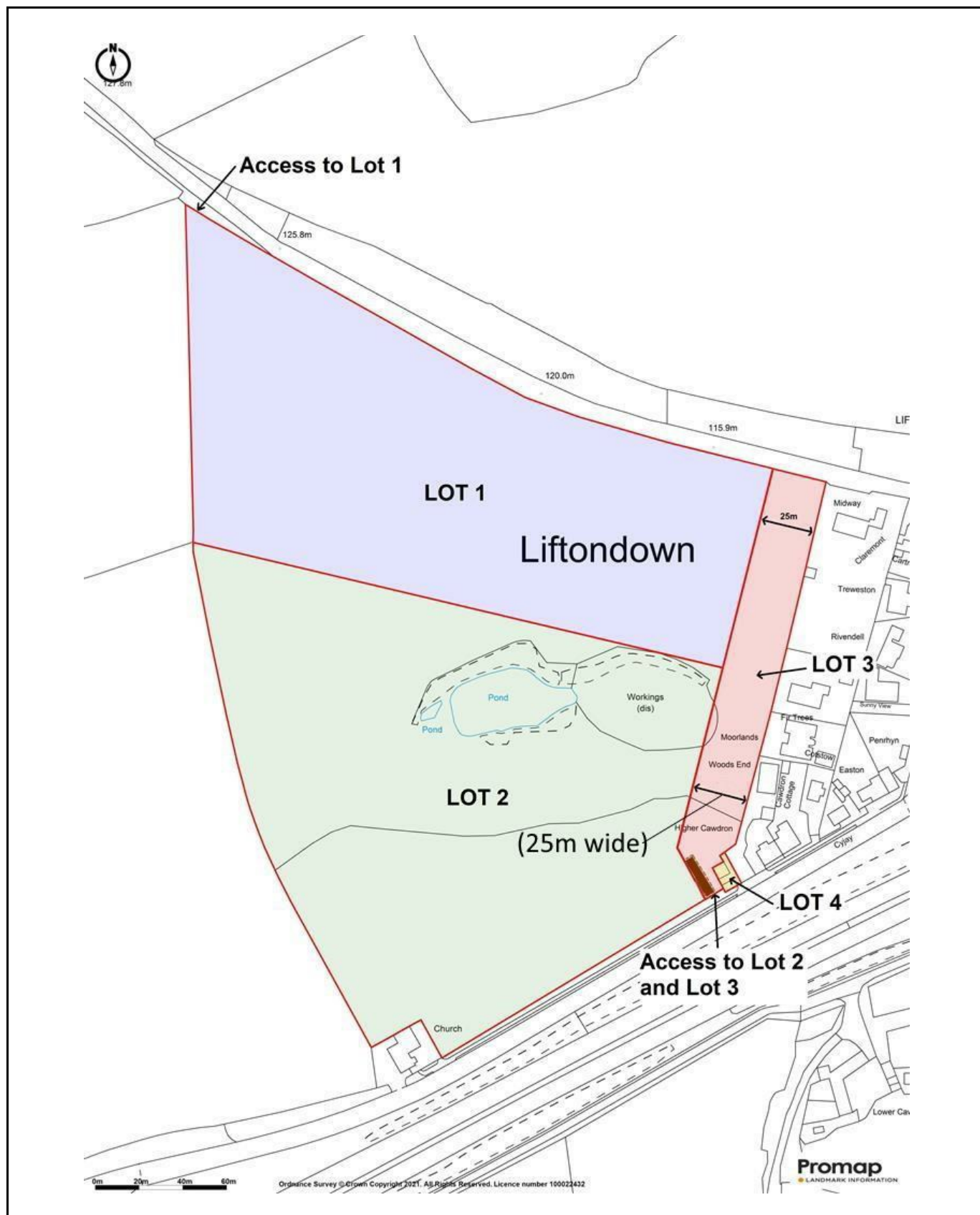
VIEWING

Viewing of the land is strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office.

DIRECTIONS

From the A30 at Launceston, travel East towards Okehampton. Turn off the A30 at Lifton Down, taking the right turn at the end of the slipway. Pass the Methodist Church on your left and continue for another 100 metres. Access to Lot 2, 3 and 4 is on your left. For Lot 1, continue along the A388 and take the next left shortly followed by another left, signposted "Holsworthy 12 miles". Continue along the road for about 200 metres before reaching Lot 1 by a gated entrance on your left.





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