





Approximately 0.08 acres of amenity/recreational land situated in the beautiful Avon Valley just outside the hamlet of Hatch.

- Approximately 0.08 acres (0.03 hectares)
- Amenity/recreational land
- Loddiswell – 1.5 miles
- Kingsbridge – 3 miles
- Wide stretching views across the Avon Valley
- Auction ends **Wednesday 8th November at 12 noon!**



DIRECTIONS

From the village of Loddiswell, proceed along the B3196 towards Kingsbridge for 0.1 miles and then turn right at Rake Lane End Junction towards Hatch. Proceed along this road for 0.4 miles and then turn right. Continue for a further 0.5 miles proceeding over Hatch Bridge and the entrance to the land will then be found on your left-hand side.

What3words: than.sourcing.popped
Grid reference: SX7119 4731

SITUATION

The land is situated just outside the hamlet of Hatch, which lies between the villages of Churchstow and Loddiswell, in the South Hams area of South Devon.

The nearest town of Kingsbridge is about 3 miles away and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.

DESCRIPTION

This area of land extends to approximately 0.08 acres (0.03 hectares) and is situated in a secluded position with wide stretching views across the Avon Valley. The extend of the land is outlined in red on the site plan.

The land is quite overgrown with natural vegetation as it has not been used for a number of years.

The land offers potential for use as a recreation/amenity area (subject to obtaining the necessary planning consents). Access to the land can be gained off the country road leading to Aveton Gifford which can be liable to flooding.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as known.

SERVICES

There are no services to the land.

RESTRICTIVE COVENANT/OVERAGE AGREEMENTS

There are no overage or restrictive covenants attached to the land preventing residential (or other) development in the future.

METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction end date is **Wednesday 8th November at 12 noon** and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

AUCTION LEGAL PACK

This is available to download free of charge to those who have registered, from our auction partners website. It is the purchasers responsibility to make all necessary enquiries prior to the auction and we recommend purchasers to instruct a solicitor to assist.

VENDORS SOLICITOR

Bartons Solicitors, attention Rebecca Lacey, 20 Fore Street Kingsbridge, Tel: 01548 855655
Email: r.lacey@bartons.co.uk

GUIDE PRICE

£5,000

BUYER & ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT. From this a 'buyers fee' of £3,600 inc VAT is retained by Luscombe Maye and our auction partner (Bamboo Auctions) as a contribution towards the online auction platform costs, and £1,400 forms the deposit which is payable towards the purchase price.

Upon completion the buyer will also be responsible for reimbursing the seller for the cost of the searches and a contribution to the sellers legal fees. For more detail please see the special conditions contained in the legal pack.

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.

VIEWING

Strictly by appointment with the Sole Selling Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

Farms, Land & Smallholdings

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For identification purposes only



Luscombe Maye
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50 m
Scale 1:2081 (at A4)

