





A rare opportunity to acquire 1.46 acres (0.59 hectares) of amenity land situated on the outskirts of the town of Plympton, within close proximity of the A38 dual carriageway. For sale by Online Timed Auction.

- Approximately 1.46 acres (0.59 ha) in all
- Predominantly permanent pasture and scrub
- Conveniently located within close proximity to the A38 dual carriageway
- Potential for other uses (subject to necessary planning consents)
- For sale by Auction with a closing date of **Thursday 10th September 2026 at 12 noon.**

DIRECTIONS

From the A38 eastbound, take the Plympton exit and turn left towards Plympton. After approximately 500 feet, turn left, then immediately turn left onto Wolverwood Lane. Continue for approximately 1 mile and keep left where the road narrows, and the entrance way to the land will be found on the left-hand side, where a 'For Sale' board will be displayed.

What3Words Location– gifts.yards.sing

SITUATION

The land is situated on the outskirts of the village of Plympton within Plympton St Maurice. Plympton offers a range of local amenities in easy reach of the land. The nearest city of Plymouth being approximately 6 miles to the west.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is conveniently located approximately 1.0 miles to the east at Deep Lane providing excellent transport links.

DESCRIPTION

The land at Wolverwood Lane extends in all to approximately 1.46 acres (0.59 ha) of gently sloping amenity land, the full extent of which is as outlined in red on the site plan.

The land includes areas of scrub and some unmanaged and overgrown areas, which offers a prospective purchaser the chance to clear and improve the land as they see fit. Access to the land is available via a single vehicular width gateway directly off the council maintained highway, Wolverwood Lane.

SERVICES

The land does not benefit from any services. Mains water, electric, data and drainage services are understood to be in the locality but prospective purchasers should make their own enquires with the relevant utility company with regards to the availability of services.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the pony paddock at Chipley as far as are known.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale, as far as are known.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

METHOD OF SALE

The property is offered for sale by Traditional Online Timed Auction via our partner, Bamboo Auctions. The auction end date is **Thursday 10th September 2026 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 bidder will be legally obliged to purchase the property at their highest bid price and pay their 10% deposit by 12 noon the next working day.

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

BIDDER REGISTRATION

All potential bidders are required to register online at luscombemaye.com/online auction in order to view the legal documents and/or bid.

In order to bid first, register and verify your email with Bamboo Auctions.

Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details

AUCTION FEES

The successful purchaser(s) will be required to pay the sum of £4,000 inc VAT on the fall of the hammer as a Buyers Administration Fee.

Furthermore, the successful purchaser(s) will be required to pay the following additional sums (inclusive of VAT) on completion:-

- £1,020.00 in respect of the Seller's legal fees;
- £849.16 in respect of the Seller's disbursements;
- £240.00 for a transfer engrossment fee;

Please see the Auction Legal pack for further information.

DEPOSIT

The winning bidder will be required to present their 10% deposit by 12pm the next working day to their solicitor.

RESERVE

The property will be offered for sale subject to an undisclosed reserve and the Vendors reserve the right through their Agents to bid up to and including the reserve price.

AUCTION LEGAL PACK

This is available to download free of charge to those who have registered, from Bamboo Auctions website. It is the purchaser's responsibility to make all necessary enquiries prior to the auction and we recommend purchaser's instruct a solicitor to assist if required.

AUCTION GUIDE PRICE

£10,000

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. These checks will be conducted via Bamboo, and also by the Sole Selling Agents Luscombe Maye to the successful purchaser.

There will be a requirement for all bidders to register via the online sales site as mentioned above and complete the ID checks.

LOCAL AUTHORITY

Plymouth City Council, Ballard House, Hoe Rd, Plymouth, PL1 3BJ

HEALTH & SAFETY

Any prospective purchasers of whom would like to view the property & land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 for details. Prospective purchasers are advised to leave gates as they were found.

Farms, Land & Smallholdings

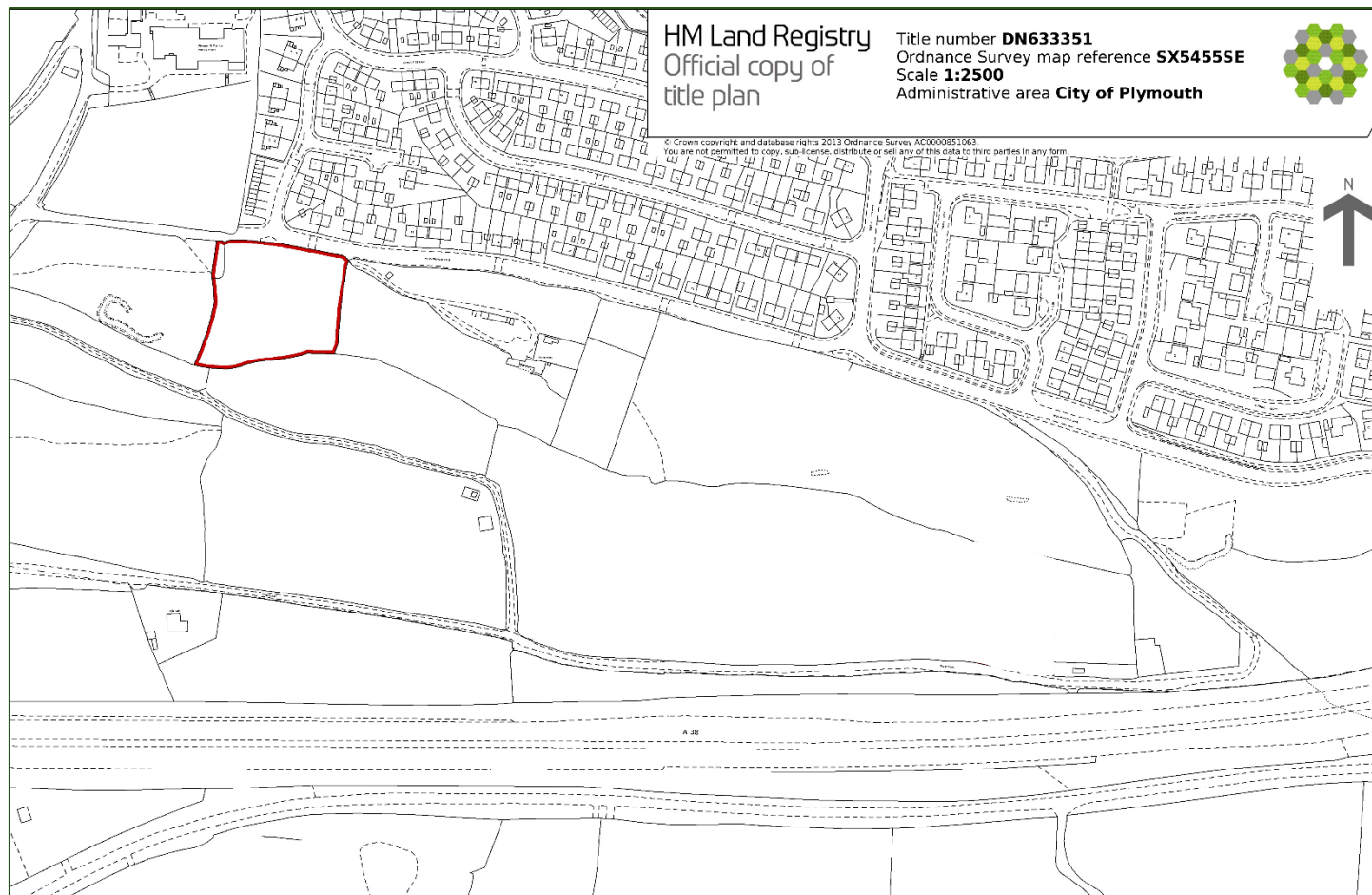
62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

@ farmsandland@luscombemaye.com

🌐 luscombemaye.com

Land at Wolverwood Lane, Plympton Site Plan



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

 **Luscombe Maye**
Since 1873