

STAGS

Land at Westerland Lane , Marldon, Paignton, Devon TQ3 1RU

11.82 Acres of sloping permanent pasture with conservation appeal.

Marldon 1.3 miles. Paignton Town Centre 2.5 miles. Totnes 6.1 miles.

• Online Auction - Monday 23rd of November 2026 at 4.30pm. GUIDE RANGE £70,000 - £100,000 • Approximately 11.82 Acres of sloping permanent pasture • Area of scrub offering conservation appeal • Direct road access • Freehold

Auction Guide £70,000

01392 680059 | farms@stags.co.uk

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Monday 23rd of November 2026 at 4.30pm.

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 on the Auction Page.

SITUATION
The property is situated close to the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is well served by two good pubs, village shops and Post Office, a primary school, Church and a community hall. The land is only a short distance to the beaches of Torbay and Dartmoor National Park providing plenty of options for countryside pursuits.

The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

DESCRIPTION - GUIDE RANGE £70,000 - £100,000
The land extends to approximately 11.82 acres (4.78 Hectares), and comprises sloping permanent pasture, classified as Grade 3 agricultural land, with loam soils over shale, together with a small area of scrub that provides additional environmental and conservation interest.

ACCESS
There are two accesses to the land from the public highway. The main access is from Westerland Lane (///sober.solid.less). The second access is off of the A380 (///extend.sock.round)

SERVICES
Natural spring found in field number 0112.
No electricity connected.

TENURE AND POSSESSION
The land is held freehold with vacant position on completion.

DESIGNATIONS
There are no designations on the land. The land is not within an NVZ.
Part of the property lies within an area that may contain Radon Gas.

PLANS & BOUNDARY FENCES
A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

LOCAL AUTHORITY
South Hams District Council
https://www.southhams.gov.uk/

SPORTING AND MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is a footpath crossing the land.

An easement is in place with Torbay council for drainage pipes along the southern boundary. More information is available in the legal pack.

VIEWING
Please contact Stags Farm Agency on 01392 680059 or farms@stags.co.uk

WARNING
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS
From the Preston Down roundabout head south on the A380 Marldon Way, at west on five lanes road into Marldon, turn right continue the Totnes Road, then turn left onto Westerland Lane and then continue for approx. 0.5 miles and the land can be found at the T junction.



WHAT3WORDS
Access from A380 - ///extend.sock.round
Access from Westerland Lane - ///sober.solid.less

PROOF OF INDENTITY
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 PAYMENT
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
Darren Heard of WBW Solicitors, Church House, Queen Street, Newton Abbot, Devon, TQ12 2QP. Email - darrenheard@wbw.co.uk. Phone - 01626 202404

COMPLETION DATE
The completion date will be 20 working days as dictated by the solicitor and included in the legal pack.

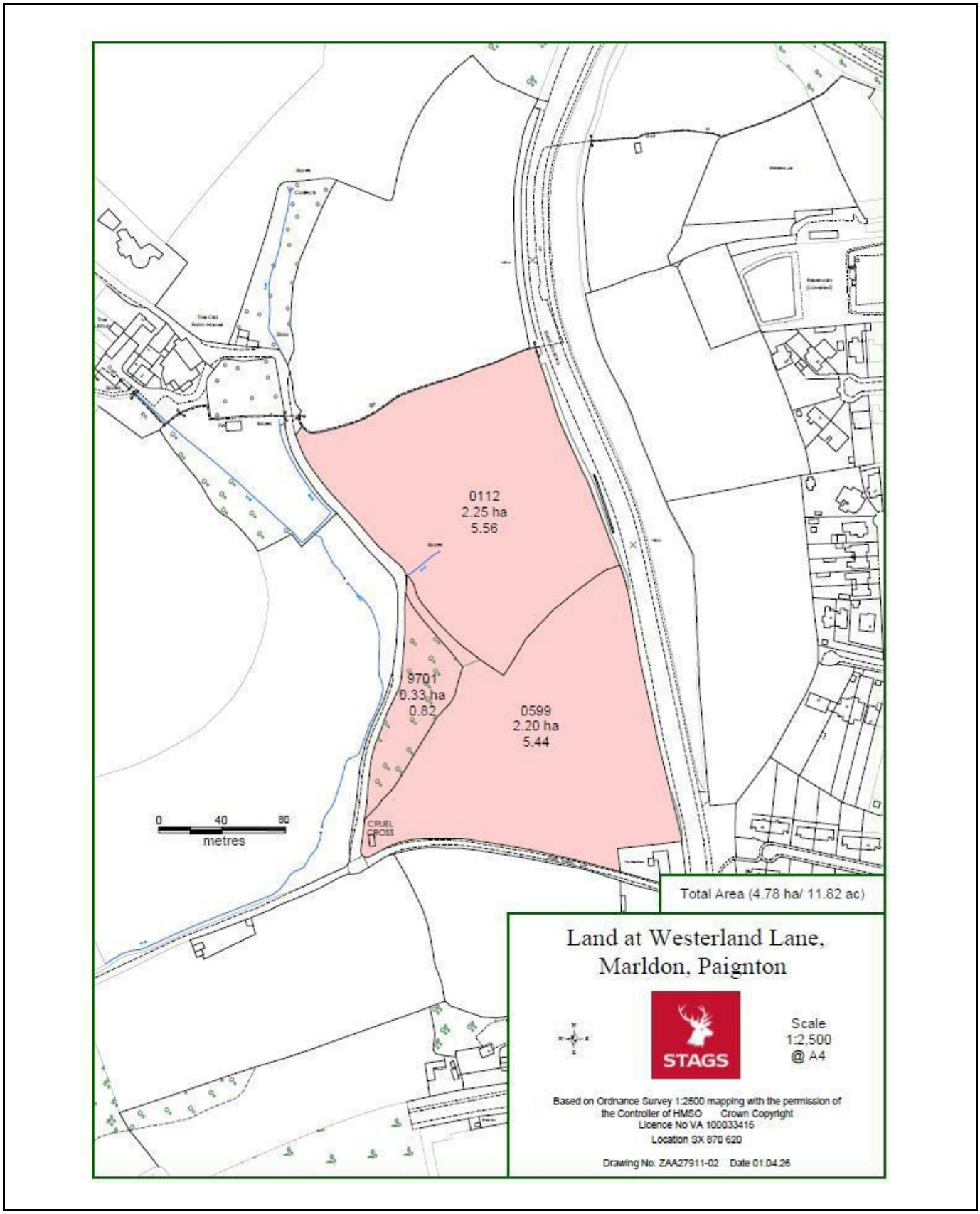
DEFINITION OF AUCTION GUIDE AND RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide 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 .As per the special conditions of sale the purchaser is to reimburse the vendors £614.02 for the cost of the searches.

DISCLAIMER
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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