

## Results from The Collective Property Auction on the 3<sup>rd</sup> March 2009

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**MOORHAVEN**

**SALE AGREED AFTER AUCTION**

**Guide £400,000**

A fantastic opportunity to purchase a well presented, substantial 5/6 bedroom family home with spectacular views. 3 bath/shower rooms, cellar, parking for 3 cars.



**Contact : 01364 646170**

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**Sale agreed since auction**

**YEALMPTON**

**SALE AGREED PRIOR TO AUCTION**

**Guide £400,000**

First time on market for over 50 years. Mature detached home on edge of village. Three bedrooms, kitchen/dining room, living room. Scope for extension and modernisation. Beautiful established garden including potential building plot.



**Contact : 01752 880044**

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**IVYBRIDGE**

**SALE AGREED AFTER AUCTION**

**Guide £300,000**

Four double bedroom bungalow with wonderful views across Ivybridge to Dartmoor. Garage, parking and a good sized garden on several levels.



**Contact : 01752 880044**

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**AVETON GIFFORD**

**SOLD AFTER AUCTION**

**Guide £200,000**

A charming semi-detached cottage in need of modernisation, with two bedrooms kitchen/diner, living room, store/utility and shower room. Good sized garden and double garage.



**Contact : 01548 830831**

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**ERMINGTON****SOLD £100,000****Guide £125,000**

A charming former Shippen barn with planning permission for conversion to a residential unit comprising open plan living room/kitchen, 2 bedrooms and bathroom. Reasonable size plot with planning for garage and workshop as well.

**Contact : 01548 830831**

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**WESTLAKE, IVYBRIDGE****SOLD £124,000****Guide £85,000**

Approximately 24.19 Acres comprising some 17.10 acres of grassland and 7.09 acres of semi-natural woodland for sale as a whole. Close to Ivybridge and the A38.

**Contact : 01803 869920**

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**MORELEIGH****SOLD £113,000****Guide £75,000 (whole)**

A total of some 24.34 acres of grassland as a whole or in two lots (18.95 acres and 5.39 acres) with general purpose modern farm building frame. Good road access and reasonably level offering the potential for a variety of uses (subject to planning permission).

**Contact : 01548 857474**

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**NEAR ASHBURTON****SOLD £50,000****Guide £40,000**

12.63 Acres of superb, mainly level pasture land with views of the sea in the distance. Two enclosures. Close to open moorland.

**Contact : 01364 646170**

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**TIGLEY****SOLD £33,100****Guide £30,000**

Approximately 4.86 Acres of pasture in two enclosures with stream and access onto the A385. Totnes and the A38 approximately 3 miles away.

**Contact : 01803 869920**

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**AVETON GIFFORD****SOLD £16,700****Guide £20,000**

Approximately 0.46 of an acre of land including an old orchard in a delightful location on the fringe of the village of Aveton Gifford.

**Contact : 01548 857474**

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**KINGSBRIDGE****SOLD £25,200****Guide £15,000**

A sloping pasture field (3.35 acres) in a quiet location and a short distance from the town. Perfect rural retreat and ideal for conservation/general amenity use.

**Contact : 01548 857474**

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**For a copy of Luscombe Maye's Conditions of Sale  
please contact the Auction Office on 01548 830 831**