

COLLECTIVE PROPERTY AUCTION

SUMMARY OF ENTRIES

3 November 2009

TO BE HELD AT THE WHITE HART INN, MODBURY

at 3:00 pm

LOT 1 LAND NEAR SALCOMBE SOLD - £99,000 16.13 Acres (6.53 ha)

Two arable fields enjoying stunning views to the north-east over the Kingsbridge estuary, having excellent road frontage to the main road on the south, together with access to green lane on the north and east. These two fields have been used for arable purposes in recent years.

Contact : 01364 646170



LOT 2 LAND NEAR SALCOMBE SOLD - £123,000 25.77 Acres (10.43 ha)

A useful block of three fields comprising a level arable field running along the southern extremity of the land with a long road frontage and two permanent pasture fields one level, one gently sloping to the north. Productive deep feeding pasture suitable for equestrian or hobby farming.

Contact : 01364 646170



LOT 3 LAND NEAR SALCOMBE SOLD - £49,000 7.44 Acres (3.009 ha)

Single level arable field with road access along the western boundary. Currently to grass, this field will be very productive and enjoys wonderful views to the north over the estuary. Entrance to the field is between Ilton Cross and Blanksmill Cross.

Contact : 01364 646170



LOT 4 LAND NEAR MALBOROUGH **SOLD - £37,000** **7.36 Acres (2.977 ha)**

An amenity parcel comprising some permanent pasture, woodland and former quarry. A sidling field (OS 5668) enjoying stunning views across the estuary to the east and north. Currently permanent pasture with road frontage on the west and north. In the south-east corner, an area of mature woodland with a former quarry.



Contact : 01364 646170

LOT 5 LAND NEAR SALCOMBE **SOLD - £44,500** **8.80 Acres (3.561 ha)**

A single gently sloping field enclosure with its northern boundary butting along the entire length of the tidal creek running up to Blanksmill Bridge. This is a very sheltered field with wonderful views to the north and east and with good road frontage just south of the bridge. The field is suitable for both arable or grass leys, for stock or horses.



Blanksmill Bridge

Contact : 01364 646170

LOT 6 LAND NEAR KINGSBRIDGE **SOLD AFTER AUCTION** **17.77 Acres (7.190 ha)**

An excellent arable grass ley field situated to the west of Collapit Bridge and accessed in its south-east corner onto the County Highway. Virtually level, this nearly rectangular field is ideal for arable cropping, grassland conservation or other uses. Very productive and sheltered, and well fenced for livestock. Registered Grade II on MAFF Land Registry Plan.



view

Contact : 01364 646170

LOT 7 THE OLD POST OFFICE & RINGMORE HOUSE, MARKET ST, SALCOMBE **SOLD - £704,000** **Guide: £450,000**

Ground floor shop premises and a 3 bedroom apartment superbly positioned looking straight down to the harbour and enjoying lovely views beyond to the estuary and East Portlemouth shoreline. The apartment offers scope for improvement and comprises 1st and 2nd floor accommodation. The shop is currently let to Yvonne Brown, trading as Bod and Ted, for a term of 3 years until 31 August 2011.



Contact : 01548 857474

**LOT 8 RINGMORE COTTAGE,
MARKET ST, SALCOMBE**

SOLD - £140,000

Guide: £140,000

A one bedroom pied-de-terre requiring refurbishment. Conveniently located, being only 100 yards from the quays and harbour, and enjoying lovely views beyond to the estuary and East Portlemouth shoreline.



Contact : 01548 857474

Joint agents :



14 King Street, Hereford HR4 9BW
Tel: 01432 266007

**For a copy of Luscombe Maye's Conditions of Sale
please contact the Auction Office on 01548 830831**

FORTHCOMING AUCTION DATES FOR 2010:

<u>Auction Date</u>	<u>Closing Date</u>
Spring 2010	TBA

Who Sells by Auction?

Do you...

- ~~☒~~ Need to sell within a given period?
- ~~☒~~ Need a genuine buyer ready and able to exchange unconditionally?
- ~~☒~~ Need to sell knowing that you will not sell for less than your minimum figure?
- ~~☒~~ Need to give your property maximum advertising exposure?
- ~~☒~~ Need to generate open competition for your property?
- ~~☒~~ Need to ensure that the sale is open, transparent and fair?
- ~~☒~~ Secure a sale on your property with no renegotiations?
- ~~☒~~ Then a sale by public auction could be the solution for you.
- ~~☒~~ Call the professional property auctioneers now for advice
- ~~☒~~ Every property will sell by auction.

NEXT AUCTION – SPRING 2010

If you would like a FREE no obligation market appraisal for the auction in May, please give your local office a call or e-mail.

Kingsbridge

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Modbury

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