



## May Auction

On Thursday 21<sup>st</sup> May 2009 Luscombe Maye Estate Agents, surveyors and auctioneers held a collective property auction at the White Hart Hotel in Modbury. The room was packed full with standing room only at the back. There were 7 properties in this auction, although only 2 were sold more are expected to be followed up and purchased soon.

There was a wide range of properties on offer, highlighting Luscombe Maye's experience in dealing with all types of properties throughout the south Devon region and in some of Cornwall.

In the auction itself the first lot on offer was a 17.4-acre amenity woodland and pasture. Lot 2 was a stunning 2-bedroom ground floor apartment. Lot 4 was a 2 bedroom cottage in need of work with good development prospects, Lot 5 was a pretty pasture field totalling 2.31 acres and Lot 6 was a 7.7 acre pasture land and a mobile home with 2 poly tunnels. Unfortunately none of these sold however they still had a lot of interest so things look positive for the owners in the future. If you would like more information contact your local Luscombe Maye office.

However Lot 3 was an excellent small holding less than 5 miles away from Totnes, extending in total approximately to 19.1 acres and has direct access onto the local highway. The modern agricultural building is timber framed with wood cladding all sides and lockable galvanised doors, which is ideal for all general use. The land itself was in 3 parcels that have been subdivided into smaller paddocks. With water supply to all fields and the fantastic views across the South Hams and to Dartmoor, the guide price of £120,000 was exceeded and the eventual sale price was £142,000.

Also Lot 7 the Trap House, on the outskirts of Yealmpton was built for the purpose of accommodating the horse drawn traps for the "big house" on the south side of the road, is a traditional stone barn under a slate roof, standing in its own grounds. This charming traditional stone barn is a perfect opportunity for development with planning permission already granted to create a delightful two bedroom detached house with a detached garage and workshop. The barn had a guide price of £120,000 and sold for £175 000.

Luscombe Maye's next collective property auction is scheduled for 23<sup>rd</sup> July 2009. If you are interested in knowing more about selling or purchasing properties by auction, please contact your nearest Luscombe and Maye office or the auction office on 01548 830831.

Luscombe Maye will be holding a series of tutorials, which will be free to the public to attend, which will explain the different methods of sale, but will particularly focus on the advantages of selling by public auction. If you would like further details regarding the dates and locations of the tutorials please contact the auction office on 01548 830831.

By Lucy Palmer