

Ernsettle Farm, Bickham Road St Budeaux, Plymouth, Devon PL5 1SD

lot 19

Freehold Farmhouse, Outbuildings and Land with potential

- Redevelopment potential (subject to consents)
- Well located some 6 miles south-west of Dartmoor National Park
- Approximate site area of 1.22 hectares (3.01 acres) with excellent views over the Tamar Bridge
- Includes option to lease approx. 21 hectares (51.87 acres) and occupy a further 20.50 hectares (50.64 acres) under licence of adjoining grazing land (subject to separate negotiation)
- Six Week Completion

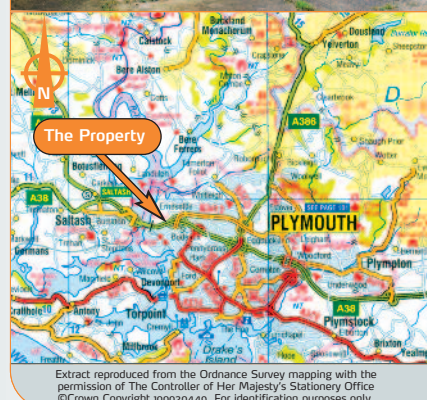
Vacant Possession on Completion of the Sale



ERNSETTLE FARMHOUSE



OUTBUILDINGS



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 00020449. For identification purposes only.

On Behalf of Defence Infrastructure Organisation

 Defence Infrastructure Organisation

The orange outline is for Identification Purposes Only. Please refer to the Legal Pack. Photograph taken in 2007.

Location

Miles: 3.5 miles north-west of Plymouth city centre
 41 miles south-west of Exeter
 6 miles south-west of Dartmoor National Park

Roads: A38

Rail: St Budeaux Victoria Road Railway Station
 (11 mins to Plymouth Railway Station)

Air: Exeter International Airport, Newquay Cornwall Airport

Situation

St Budeaux is a largely residential area located 3 miles to the north-west of Plymouth city centre. The property is situated to the north of the busy A38 and benefits from being a short distance from Dartmoor National Park.

Description

The property comprises a two storey period farmhouse which has been extended and provides a kitchen, two reception rooms and two WC's on the ground floor and four bedrooms on the first floor. There is also a range of farm buildings (some in need of repair) configured around a central concrete courtyard. The property comprises an approximate total site area of 1.22 hectares (3.01 acres), accessed via Bickham Road to the south.

Option

The special conditions of sale provide for the buyer to be given an option to lease approx. 21 hectares (51.87 acres) and occupy a further 20.50 hectares (50.64 acres) under licence of adjoining grazing land (subject to separate negotiation).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This lot will not be sold prior to auction. Please contact us to register your interest.

Inspections

Strictly by prior appointment with the auctioneers. Please contact Will Moore on 020 7034 4858. Email: will.moore@acuitus.co.uk

For further details please contact:

John Mehtab
 Tel: +44 (0)20 7034 4855.
 Email: john.mehtab@acuitus.co.uk

Will Moore
 Tel: +44 (0)20 7034 4858.
 Email: will.moore@acuitus.co.uk

www.acuitus.co.uk

Associate Auctioneers:
 Jones Lang LaSalle



Solicitors:
Defence Infrastructure Organisation
 Ministry of Defence, Poplar 2b, 2216,
 Abbey Wood, Bristol BS34 8JH.
 Tel: +44 (0)30 6798 3814.
 Email: DIOOpsSouth-LMS12ce@mod.uk
 Ref: Kate Robinson.