

A photograph of a dirt path in a forest. The path is narrow and made of reddish-brown earth, winding through a dense forest. The trees are mostly deciduous, with some bare branches and some with green leaves. The ground is covered with green grass and small yellow flowers. A red square logo with the letters 'gth' in white is positioned in the upper center of the image.

gth

LAND NORTH OF PADACRE ROAD, TORQUAY

Land North of Padacre Road, Torquay, Devon, TQ2 8QQ

1.2 acres (0.49 hectares) of amenity
woodland

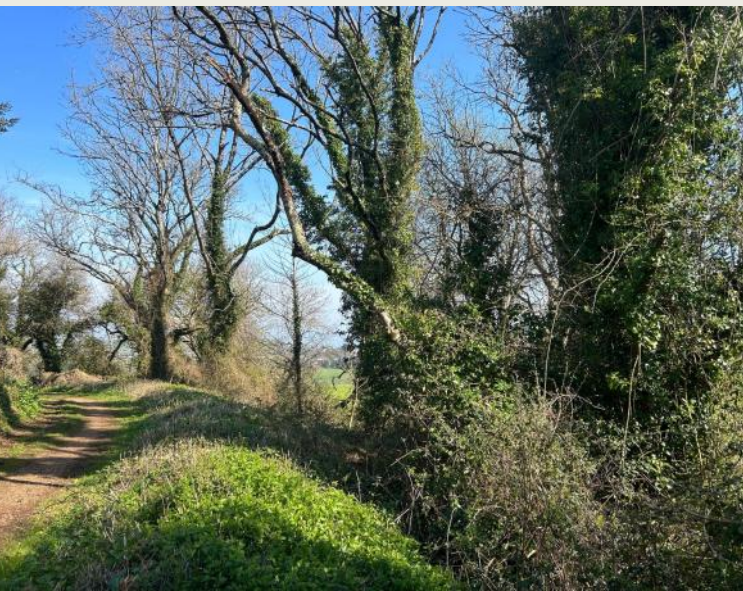
Guide Price: £5,000

(as a whole)

For Sale by Public In Room and Livestream Auction
(unless previously sold) on Wednesday 23rd
September 2026 at Shilstone House, Modbury,
Ivybridge, Devon, PL21 0TW

DESCRIPTION

Approximately 1.2 acres (0.49 hectares) of amenity woodland situated north of Padacre Road on the northern side of Torquay. Forming part of a wider wooded landscape, the land is predominantly steep and well suited to amenity, conservation, or recreational use. The John Musgrave Heritage Trail runs through part of the woodland, enhancing its appeal and providing direct access to a popular local walking route. A rare opportunity to acquire a manageable parcel within an attractive and well-connected natural setting.



DESIGNATIONS

The land is not known to be located in any formal designation.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR

DIRECTIONS

From the A380 at Penn Inn Roundabout, take the exit onto Shaldon Road, then take the first right onto St Marychurch Road. Bear left onto Honey Lane. After a short distance along Claddon Lane a public footpath will be visible on your right-hand side. This footpath provides a right of way from the northern boundary to the land to the north of Padacre Road. This access is shown hatched purple on the attached plan.

ACCESS

The property benefits from an express right of way to the north off Claddon Lane (as hatched purple in the attached plan) for all purposes connected with its use and enjoyment, subject to contributing a fair proportion (according to use) towards the cost of hedge cutting, and the maintenance, repair, and renewal of the access road when necessary.

COVENANTS

The property is subject to covenants including a restriction on erecting any buildings or structures without prior written consent (not to be unreasonably withheld). In addition, the access way and gateways must be kept clear at all times, with no parking or obstructions that could impede access.

The logo for Greenslade Taylor Hunt (GTH) is a red square with the lowercase letters 'gth' in white.The logo for what3words consists of three red slanted bars of increasing height.

what3words ///tailwind.dummy.sprinting



IMPORTANT NOTICE - For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

METHOD OF SALE

The property will be offered for sale by Public Auction and Online Livestream Auction on Wednesday 23rd September. The auction will be held at Shilstone House, Modbury, Ivybridge, Devon, PL21 0TW. It is possible that the property may be sold prior to the auction date and therefore it is advisable for interested parties to register their interest with the Agents. It is their responsibility to check with the Agents whether the property will still be offered on the auction date.

BIDDER REGISTRATION

All potential bidders are required to register with their details with Greenslade Taylor Hunt **prior to the commencement** of the auction by completing the Online Bidder Registration. <https://bit.ly/PropertyAuctionsGTH>. **Registration for the auction closes 48 hours prior to the auction date.** Those attending the auction room to bid in person will complete bidder registration form either online or at one of our offices. All prospective bidders must provide 2 forms of Identification and source of funds in order to register. Further details are available from the Agents upon request, or at the following link : [Blog | A Guide to Buying Property At Auction? | GTH](#)

AUCTION PACK - The Auction Pack, containing the contract and special conditions of sale, should be obtained online at Future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter. These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter

BUYERS ADMINISTRATION FEE - The successful purchaser(s) of each lot will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold and so far as required by the Vendors will be conveyed subject to all easements quasi-easements, privileges and advantages (whether by way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraphic and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas, and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements offering the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority and any other statutory body affecting the same.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

GUIDE PRICE*

An indication of the seller's current minimum price at auction. The guide price of range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued.

This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller **and the** auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

TENURE AND POSSESSION

The property is sold as freehold with the benefit of full vacant possession. Completion will take place **6 weeks** after the exchange of contracts

LOTING

The property is offered as a whole only. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

CONDITIONS OF SALE

If you are the successful Buyer you will - from the moment the Auctioneer's gavel falls - become legally bound by the Conditions of Sale in relation to that Lot. Further details are available from the Agent. It will be assumed that you have read and considered the Conditions of Sale and any other relevant documents for the Lot(s) you are interested in before the day of the Auction, that you have shown them to your professional advisors and taken their professional advice before bidding. All buyers will be deemed to fully understand what they may be liable for if successful in purchasing. This should also include Stamp Duty Land Tax, Land Registry fees and VAT which may become payable on completion. If a potential purchaser is in any doubt they should seek advice from their own professional advisors.

SALES PRIOR

It is possible that the land may be withdrawn/sold prior to the auction date. It is advisable for interested parties to register their interest with the agents and it is their responsibility to check with the selling agent whether the land is being offered or if it has been withdrawn.

AUCTION AGENTS

Greenslade Taylor Hunt, 8 Erme Court, Leonards Road, Ivybridge, Devon, PL21 0SZ

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SOLICITOR DETAILS

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