

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

DRN01360

Honeystich Acre

1 acre of amenity land near Bickington, Newton Abbot TQ12 6JX



Extending to about 1 acre; amenity land with established vegetable plots, polytunnel, fruit cage and two year old orchard, on the east of the village of Bickington.

Offers in Excess of £40,000 – Subject to Contract

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: land@rendells.co.uk

Honeystich - 1 acre of amenity land near Bickington, Newton Abbot TQ12 6JX – DN482476

Situation:

Situated within the Bickington Parish on the East side of Bickington Barton. Being only 4.9 miles west of Newton Abbot and 3.5 miles northeast of Ashburton.

Description:

The property extending to approximately one acre is located on the summit of Bickington with far reaching views overlooking the rural landscape. Honeystich comprises one large field divided into a well-established and rabbit proof vegetable patch with 12 proven growing beds, polytunnel and a fruit cage whilst just the other side is a temporary storage unit for equipment. There is a solar pump which transports water from the 50,000L pond to the tank. Within the rest of the property is a recently established orchard which with continued care should bear fruit within 3-5 years. Near the top pond is a drop toilet and an ancillary caravan which along with the storage will both remain, providing a spot to make a cup of tea during a day tending to the crops. A further pond sits towards the bottom of the property and is a quiet wildlife spot. The property is enclosed by stockproof fencing, mature hedgerows and new growth hedgerows, with access to the plot via a five-bar galvanized metal hung gate.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 8072	4469	Amenity land	0.96	0.39

Services:

No services are connected however there is 50,000L pond that fills a tank and irrigation system by solar power which will remain at the property as will the compost toilet.

Tenure:

The property is available freehold with vacant possession.

Wayleaves, Rights & Easements:

The land is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Local Authority:

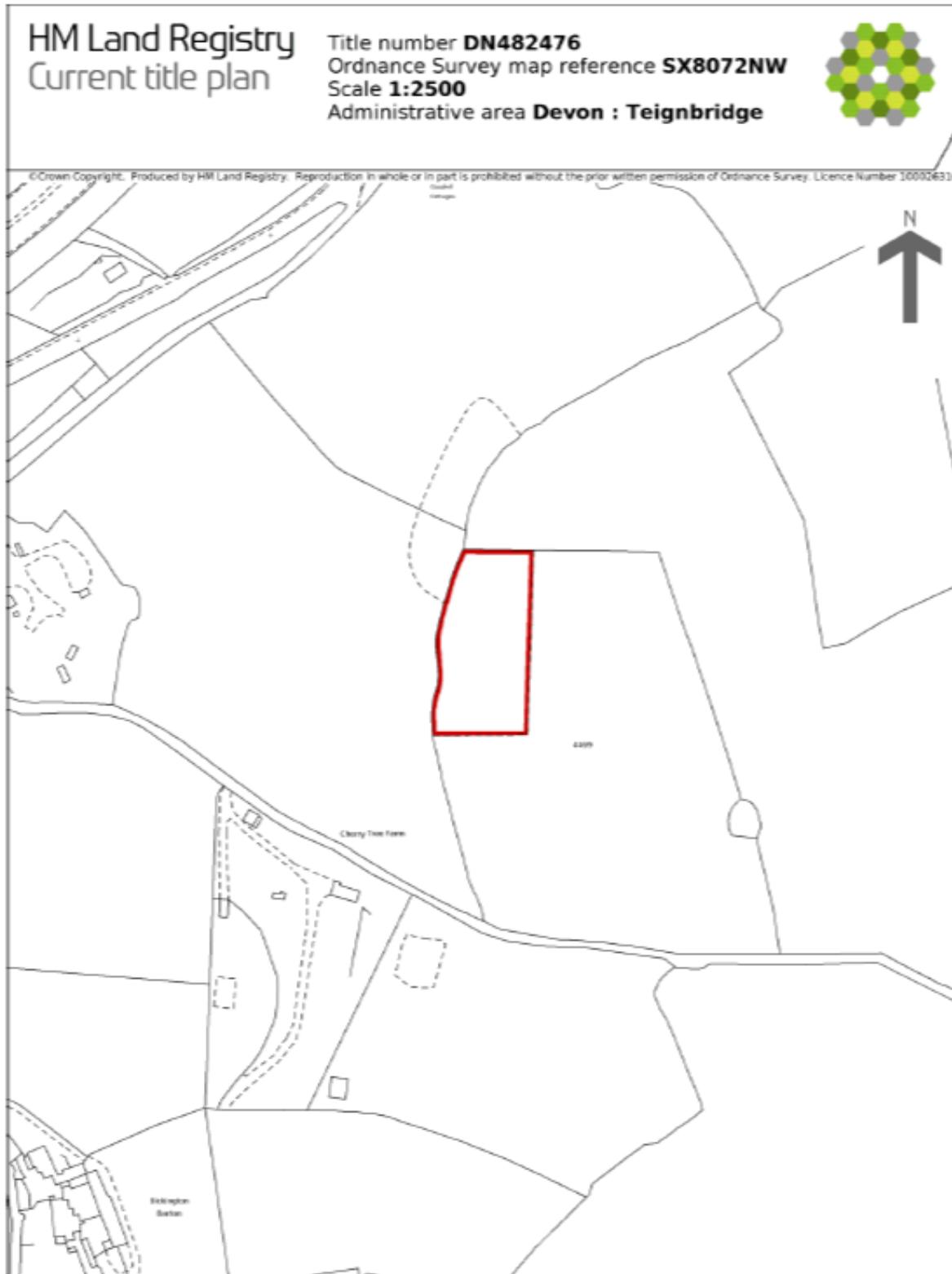
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101

Boundaries, Roads & Fencing:

The Purchaser/Purchasers shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges. The boundaries mainly consist of hedgerows with stock proof fencing.



Sale Plan:



The sale plan has been taken from Land Registry and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Viewings by appointment only:

Viewings are available by appointment only. Contact Rendells Rural Department, Newton Abbot ref VG to arrange
Tel no. 01626 353 881 Email land@rendells.co.uk

Health & Safety:

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Directions: From the Dartmoor Halfway Inn continue along the A383 towards the Caton Interchange of the A38 for 0.7 miles and turn right onto Love Lane. Continue along Love Lane for 0.5 miles and then turn right onto Honeystich Lane, the property will be located on the left marked by a Rendells board.

What3Words:

///hammocks.spirits.lobster

Location Plan:



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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