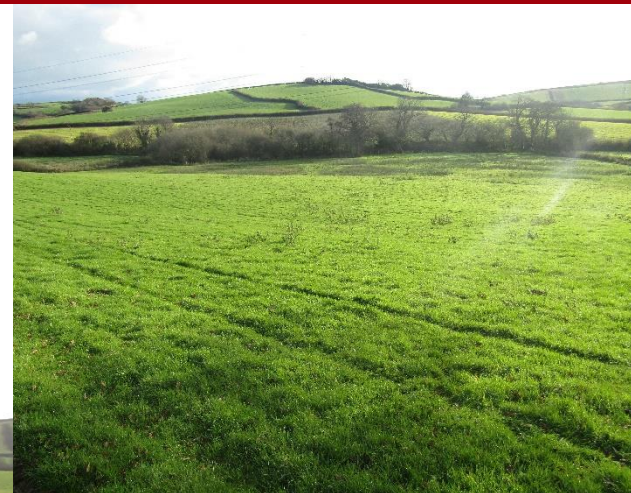


Established



1816



Land at Coombefishacre, Ipplepen TQ12 5UQ

Offers in the Region of £85,000

7.64 acres (3.09 hectares) of pasture land with benefit of stream water supply and access from the adjoining A381.

DRO02757

Rendells - Totnes
57 Fore Street, Totnes, Devon,
TQ9 5NL
T: 01803 863888
E: totnes@rendells.co.uk
www.rendells.co.uk

Situation

The land is situated to the west of the rural village of Coombefishacre and directly adjoining the A381 Totnes to Newton Abbot road to the west. The land is approximately 4.5 miles south of Newton Abbot and 4 miles north of the popular market town of Totnes.

The Land

The land extends to 7.64 acres (3.09 hectares) of predominately free draining permanent pasture land which is south facing to the north becoming more level to the south adjoining the stream that runs along the southern boundary of the land and which also provides a natural water supply via a drinking point.

The land is stock fenced with sheep netting and two strands of barbed wire to all boundaries except the northern boundary which has sheep netting and four strands of barbed wire which protect the field boundaries some of which are Devon hedge banks with some semi-mature tree growth interspersed.

Overhead powerlines traverse the land, with one pylon centrally located within the field parcel. There is also an attractive specimen oak tree located within the northern section of the land.

Access is directly off the A381 Totnes to Newton Abbot road to the west of the land leading to a raised stone pull off/turning area which leads to two approx. 10'0 (3.05m) GI gates and then a further stoned area leading down onto the field area.

Schedule of Land

SX Number	OS Number	Description	Acreage	Hectarage
S.X. 8365	7013	Permanent Pasture	7.64	3.09
Total:			7.64 Ac	3.09 Ha

Services

Water

The land benefits from a natural water supply with access to allow livestock to drink.

Electricity

There is no electricity currently connected to the land.

Basic Payment Scheme

The land has previously been registered for the Rural Payments Agency's Basic Payment Scheme but not claimed in recent years.

Other Stewardship Schemes

The land is not subject to any Higher Level or Mid-Tier Stewardship Agreements and no restrictions apply.

Wayleaves, Rights and Easements

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

Devon County Council were granted an easement to construct and thereafter retain a soil bank totalling 69m2 located to the north west corner of the land to the north of the entrance gate. "The maintenance and use of the new bank shall, however, vest with the landowner".

Tenure

The land is freehold and offered with vacant possession upon completion.

Local Authority

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

Viewing

Strictly during daylight hours only and applicants are required to inform the Agents, Messrs Rendells Totnes Office 01803 863888 before viewings. Applicants must have a set of Rendells Sales Particulars to hand. Please ensure all gates are shut before leaving the property, as there may be livestock on site.

Manner of Sale

The land/property is being offered on the open market by private treaty with the invitation of bids/offers for the whole of the land extending to 7.64 acres (3.09 hectares) invited in the region of £85,000 (Eighty Five Thousand Pounds).

All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties. The vendor reserves the right to accept whichever bid preferred.

Status

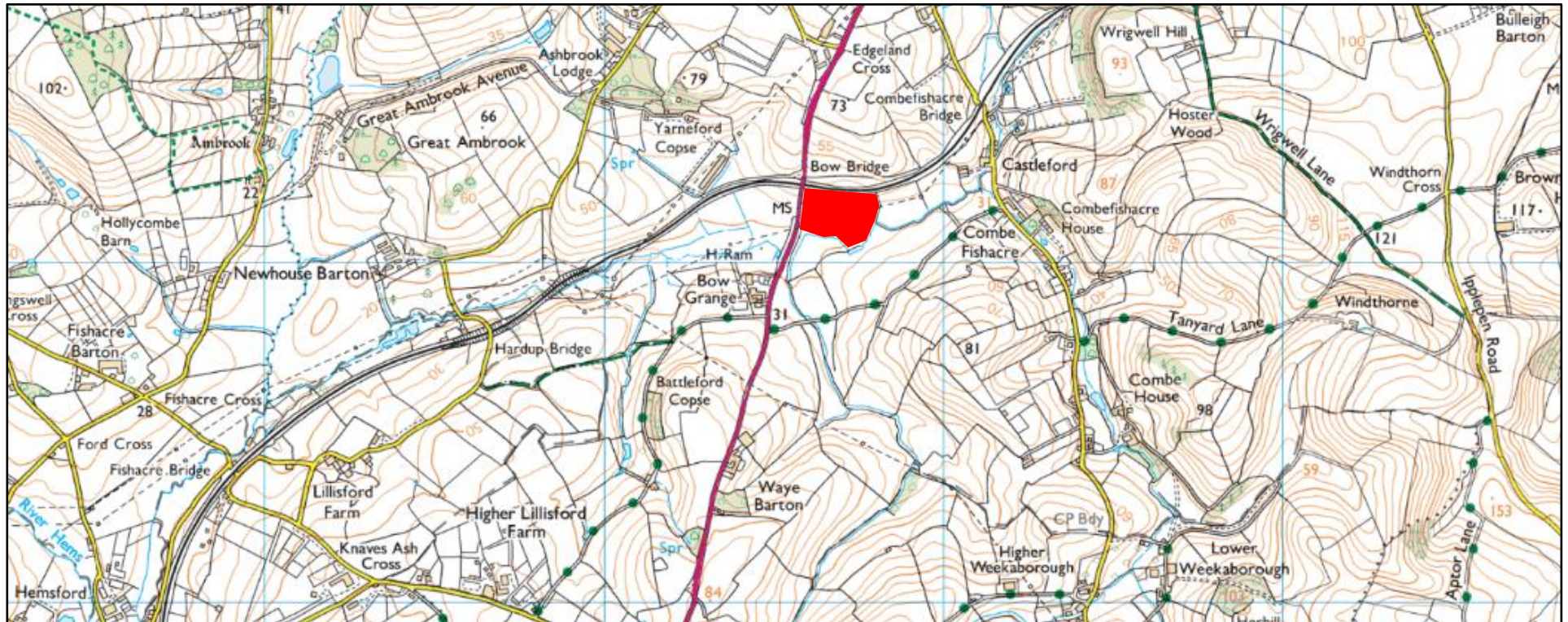
Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

Acceptance of Bids

On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder.

Directions

From Newton Abbot head towards Totnes on the A381. Continue along this road passing Ipplepen and Southern Timber on your right hand side and as you proceed down the hill the land can be found on your left hand side immediately after passing over the railway bridge. From Totnes, take the A381 towards Newton Abbot, passing Redpost garage on your right. Continue on this road, and the land can be found on your right hand side just prior to the railway bridge. Rendells 'For Sale' boards will identify the land.





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 finalising 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 finalising 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.

RENDELLS

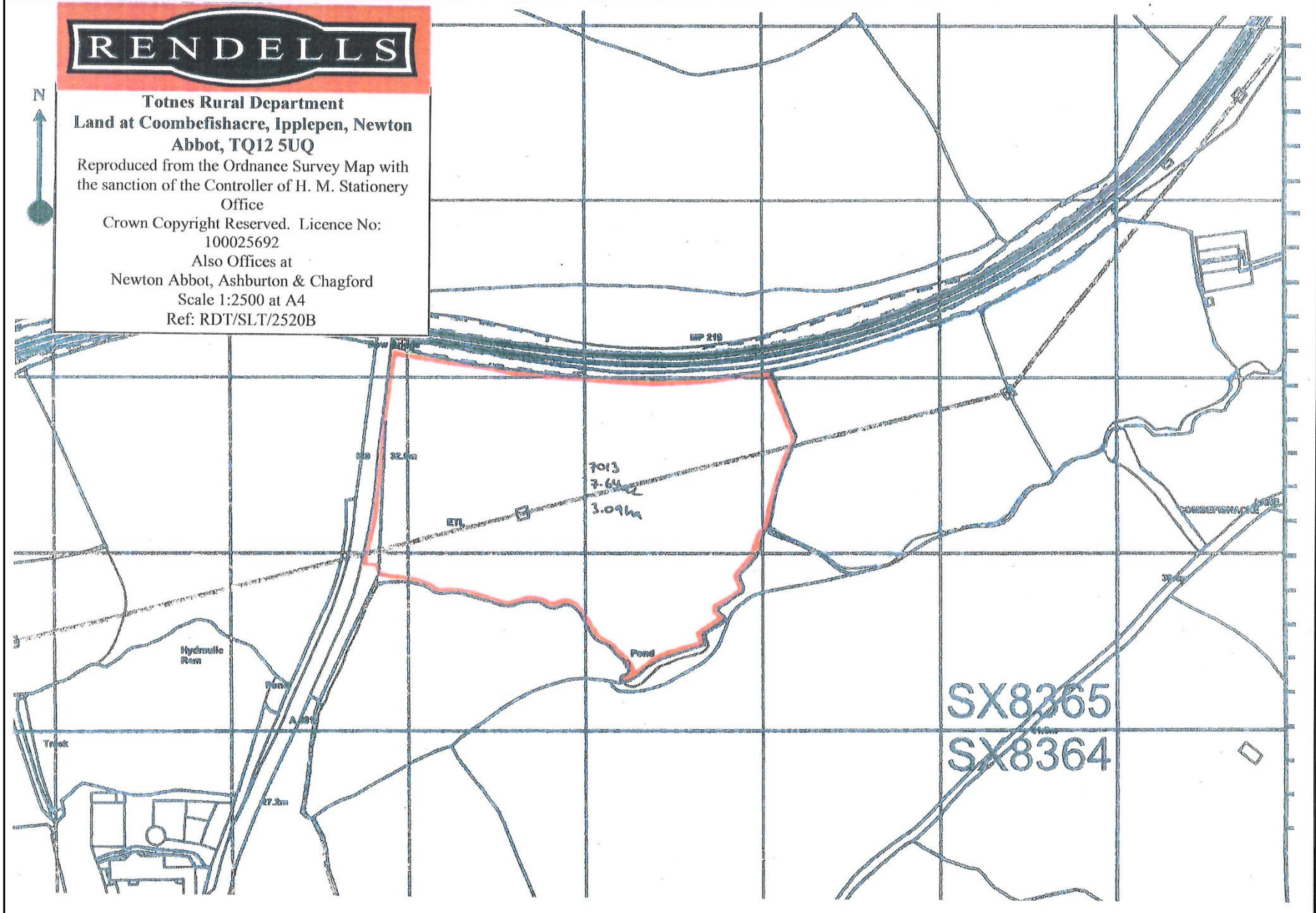
Totnes Rural Department
Land at Coombefishacre, Ipplepen, Newton
Abbot, TQ12 5UQ

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Office

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100025692

Also Offices at
Newton Abbot, Ashburton & Chagford

Scale 1:2500 at A4
Ref: RDT/SLT/2520B



Disclosed Bidding Form

Land at Coombefishacre, Ipplepen TQ12 5UQ

7.64 acres (3.09 hectares)

Offers in the Region of £85,000

I/We offer for the whole of the above land extending to 7.64 acres (3.09 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

Prospective Purchasers Details:

Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:

Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Status:

Please confirm position:

Status	Cash / Loan / Mortgage
Signature:	
Date:	

The vendor reserves the right not to accept the highest offer received or any offer if so wished.

Please submit offers to Rendells Totnes Office, 57 Fore Street, Totnes, Devon TQ9 5NL

Email: totnesrural@rendells.co.uk
