

Established



1816



Land at North Huish, South Brent, Devon

Offers in the Region of £170,000

12.72 acres (5.146 hectares) of grassland some with arable potential.

DRO02843

Rendells - Totnes
57 Fore Street, Totnes, Devon,
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Situation

The land is conveniently located and in elevated position just within the South Devon Area of Outstanding Natural Beauty and with extensive views over the surrounding South Hams countryside.

The land benefits from being in a rural location but close to the village of Avonwick and the popular town of South Brent with all its amenities which are within half a mile and 2 1/2 miles respectively. The A38 Devon expressway lies just within 2 miles to the north with links to Plymouth, Exeter and beyond.

The Land

A useful block of productive grassland, the majority of which is capable of arable cropping and is comprised of three good sized fields which extend in total to 12.72 acres (5.146 hectares).

The land is free draining with OS8136 gently south facing and OS6246 and OS7349 north facing and predominately bordered by solid Devon hedge banks with some mature tree growth interspersed with stock fencing to the majority including sheep netting and two strand barbed wire.

The land benefits from access via an approx. 15'0 track area which runs down from the land to the west of the Avonwick Road.

NB The Purchaser will be responsible for erecting a stock proof fence on the south boundary of OS7349 and the north-western boundary of OS8136 within 60 days of completion.

Schedule of Land

Grid Sheet Number	OS Number	Description	Acreage	Hectarage
SX7057	OS7349	Pasture/Grass	1.16	0.468
SX7057	OS6246	Pasture/Grass	6.12	2.477
SX7057	OS8136	Pasture/Grass	5.44	2.201
		Total:	12.72 Ac	5.146 Ha

Services

Water

There is currently no benefit of water supply to the land.

Electric

There is currently no electric supply to the land.

Access

Access to the land is via an approx. 15'0 wide access to the west of the land which adjoins the Avonwick Road.

Stewardship Schemes

The land is subject to a Sustainable Farming Incentive Agreement.

Overage Clause

There is no overage clause.

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.

Tenure

Freehold with vacant possession upon completion.

Manner of Sale

The property is being offered on the open market with the invitation for bids in the region of £170,000 (One Hundred and Seventy Thousand Pounds). All bids 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.

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/mortgage.

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. The vendor reserves the right not to accept the highest or any bids.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE Tel: 01803 861234

Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: totnesrural@rendells.co.uk to book.

All viewings are at prospective purchasers' own risk and restricted to the advertised land only and all gates must be kept closed on entering and leaving the land.

Directions

From Totnes head up the western bypass (Kingsbridge A381 Road), turning right at the traffic lights onto Higher Plymouth Road. Follow this road for approximately 6 miles until reaching the village of Avonwick. Turn left just opposite The Avon Inn heading towards Ugborough and Ermington. The land will be found approximately half a mile along the road on your left hand side.

What3words: ///investors.knees.date

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.





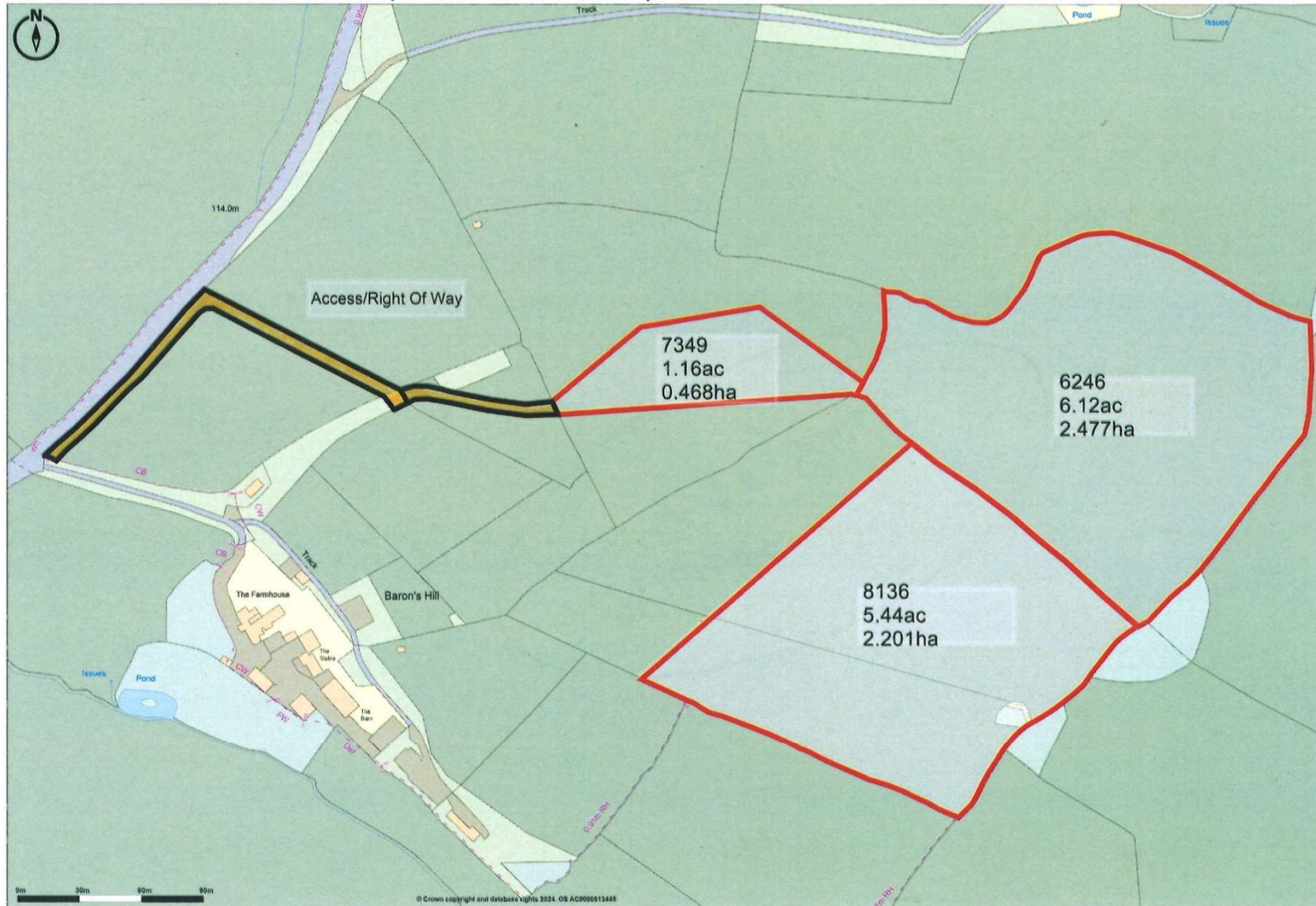
Access



Access



LAND AT NORTH HUISH, SOUTH BRENT, DEVON



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

RENDELLS

Rendells Rural Department
57 Fore Street, Totnes
Devon, TQ9 5NL
Tel: 01803 863888
www.rendells.co.uk

Disclosed Bidding Form

Land at North Huish, South Brent, Devon

Offers in the Region of £170,000

I/We offer for the above land extending to 12.72 acres (5.146 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
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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
