

Established



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**Land Adjoining Bennah Hill, Christow, Exeter, EX6 7NW**

**Offers in Excess of £40,000**

1.80 acres (0.73 hectares) of agricultural land set within the Dartmoor National Park with fantastic views over the surrounding countryside.

Rendells  
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### Situation

The land is situated close to Christow which is a popular village set in the beautiful Teign Valley with easy access to both Exeter and the A38 at Chudleigh.

### The Land

The land comprises a single field enclosure extending to 1.80 acres (0.73 hectares) with a gentle northeast facing gradient.

The enclosure is set within the rural backdrop of Dartmoor National Park and is currently to pasture with mature and semi mature hedgerows protected by fencing to the majority of the boundaries.

The land is accessed via a 12' GI gate located to the northeastern corner.

### Services

The land does not benefit from a water or electric supply.



### Access

The land is access from the U Classified Bennah Hill with a sign located on Bennah Hill confirming 'Unsuitable for Motor Vehicles'.

### Subsidy Schemes

The land is registered with the Rural Payments Agency. Any De-Linked money relating to the Basic Payment Scheme will remain with the vendor.

There are no agri-environment scheme's in place on any of the land.

### 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.

There is an overhead electric line traversing the land and there is a wayleave payment for this but there are no other payments to be received from other overhead lines as the Vendor has capitalised these payments previously.

### Tenure

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

### Local Authority

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

Planning Applications: Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ - Tel: 01626 832093

### Moorland/Grazing Rights

There are no Moorland/Grazing Rights attached to the field.

### Viewing

Strictly by appointment only, therefore please contact Rendells Ashburton office on 01364 653017 (opt 2) or email: r.thomas@rendells.co.uk to arrange a viewing.

### Important Information

These particulars are a guide only and are not to be relied upon for any purpose and purchasers must satisfy themselves as to their accuracy.

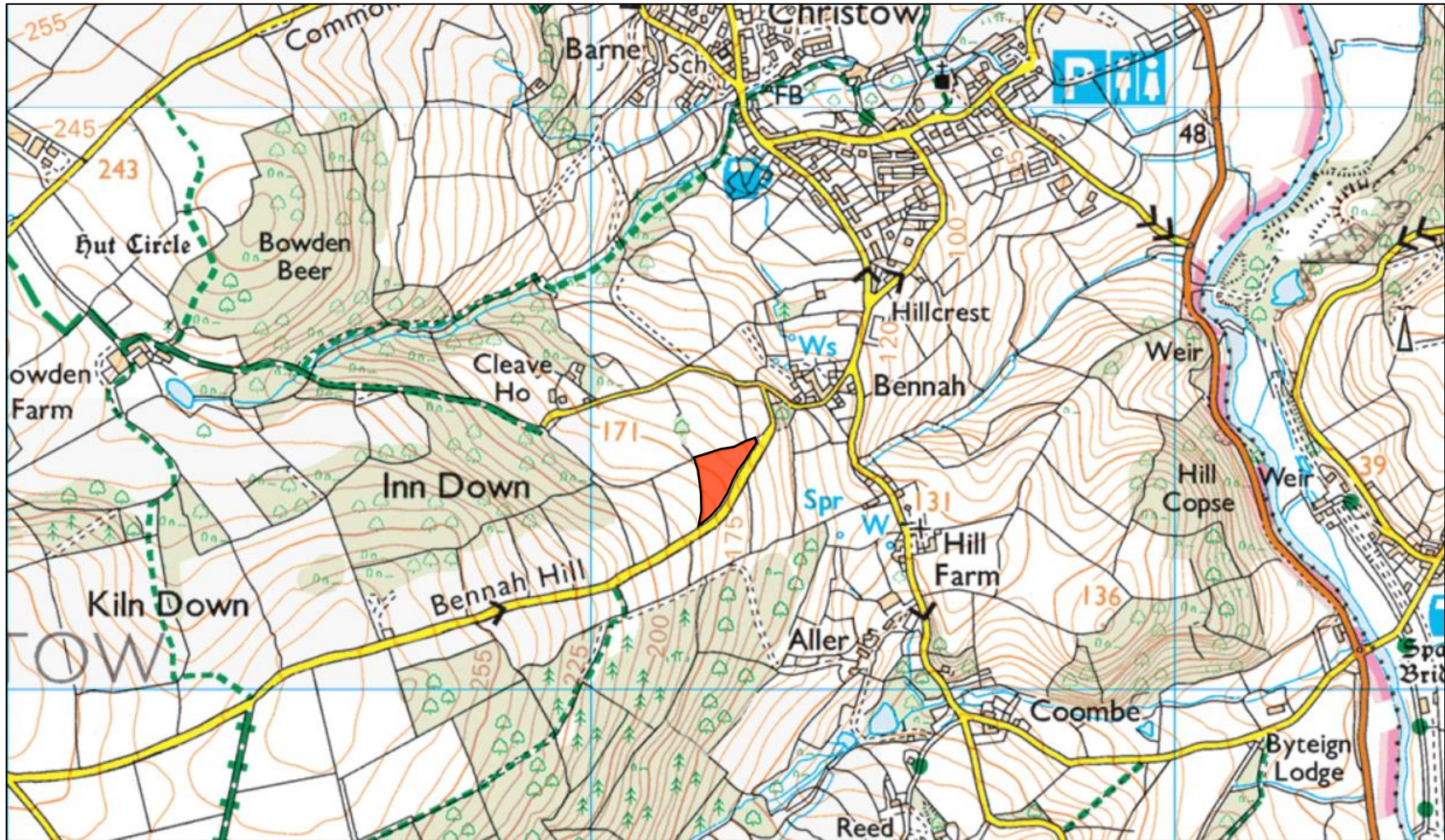
### Directions

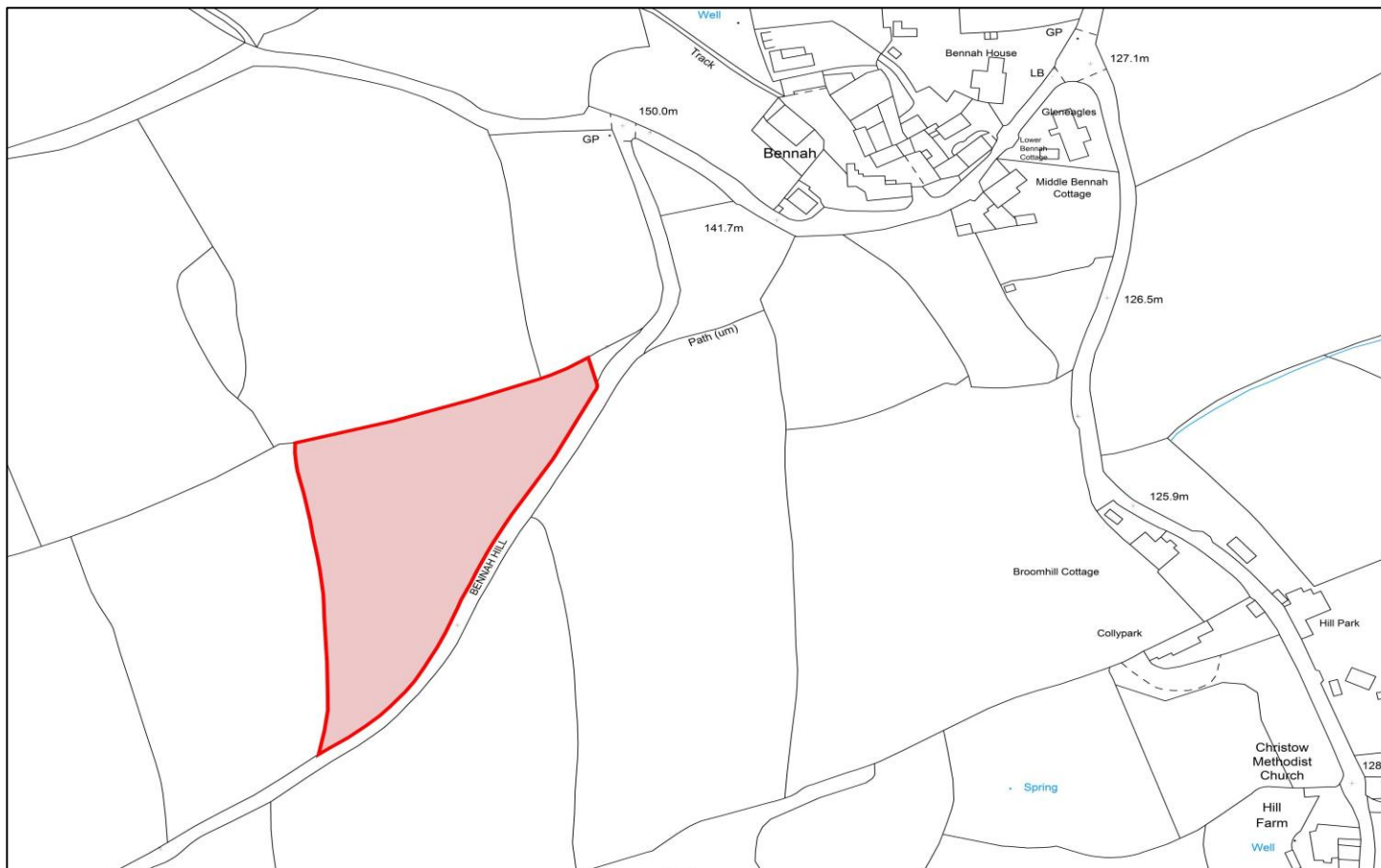
From The Artichoke Inn continue South along Butts Lane following the road around to the right. After passing the 'Christow' sign on your right turn right immediately and proceed up the hill.

Continue through the small hamlet of properties and Bennah Hill can be found on your left hand side. Proceed along Bennah Hill and the field entrance can be found approximately 120 yards along Bennah Hill on your right hand side (what three words: hunter.hurry.gymnasium).









**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.

