

Established



1816



Five Wyches Campsite, Barn and Land, Bovey Tracey, Newton Abbot, TQ13 9LE

Campsite, pasture, woodland and agricultural building extending to 6.04 acres (2.44 hectares) with the benefit of mains water and electric situated on the edge of Dartmoor.

Offers in the Region of £265,000

DRO02904

Rendells - Totnes
57 Fore Street, Totnes, Devon, TQ9 5NL
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E: totnesrural@rendells.co.uk
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Situation

The property is conveniently situated adjoining the B3387 Bovey Tracey to Haytor Road and benefitting from a rural location but being within just half a mile of the amenities and services of Bovey Tracey which lies just to the east. The A38 Devon Expressway is within 3 miles and the popular and vast expanse of Dartmoor and the National Park lies within just 2 miles to the west.

The Land

The campsite and land extends in total to 6.04 acres (2.44 hectares) and is comprised of the agricultural building with a stone track which leads to the two campsite fields and the woodland. The camping fields have five hook up points for caravans/motorhomes and mains water as well as a pump out sewage tank.

The campsite is well screened and private and surrounded by two areas of woodland to the west and south with the western section being semi-mature and mature natural regeneration broadleaf woodland primarily birch, beech and oak and the southern section being a further area of young tree saplings with some grassed areas interspersed.

The land is primarily post and rail fenced to the drive area with the other boundaries having formerly been hedgerows which have been allowed to grow out and these are primarily interspersed with semi-mature broadleaf tree growth. There is some supplementary fencing to the other boundaries including sheep netting.

The Building

The building is a substantial four bay galvanised metal frame building under a fibre cement roof with eight clear panels providing natural light and with blockwork walls to approx. 2'0 height to sides and timber cladding above. There are double wooden sliding doors at both ends of the building and internally the building has a compacted earth floor.

Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8078	OS4122	Pasture, Track & Barn	0.71	0.29
SX8078	OS4820	Campsite/Pasture	1.02	0.41
SX8078	OS5119	Campsite/Pasture	1.64	0.66
SX8078	OS4412	Woodland	1.69	0.68
SX8078	OS5106	Woodland	0.98	0.40
Total:			6.04 Ac	2.44 Ha

Access

The land directly adjoins the Bovey Tracey to Haytor Road with access via an approx. 10'0 wooden gate leading to a stoned track. The vendor reserves the right of access across the area coloured yellow to allow access for the land not included in the sale.

Services

The land currently benefits from a mains water connection to the camping field and also an underground tank for sewage/waste which requires to be pumped out. There is also presently a mains electric connection to the campsite/hook ups but both this and the mains water connection come from the vendors retained land and properties.

NB The current mains water and electric supplies are available to purchasers for 24 months, but after that time the purchasers must make their own arrangements/connections.

Basic Payment Scheme & Other Stewardship Schemes

The land is not registered for the Rural Payments Agency's Basic Payment Scheme or is currently in any Stewardship Scheme.

Wayleaves, Rights & 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.

Overage Clause

The property is being sold subject to an overage clause in respect of future residential development such that should any future owner be successful in gaining planning consent for change of use to residential the current owner (or their successors) will be entitled to 25% of the uplift in value (triggered on gaining planning consent) with this to apply for a period of 20 years.

Tenure

Freehold with vacant possession upon completion.

Local Authority

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

Viewing

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

Manner of Sale

The land/property is being offered on the open market with the invitation for bids in the region of £265,000 (Two Hundred & Sixty-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.

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.

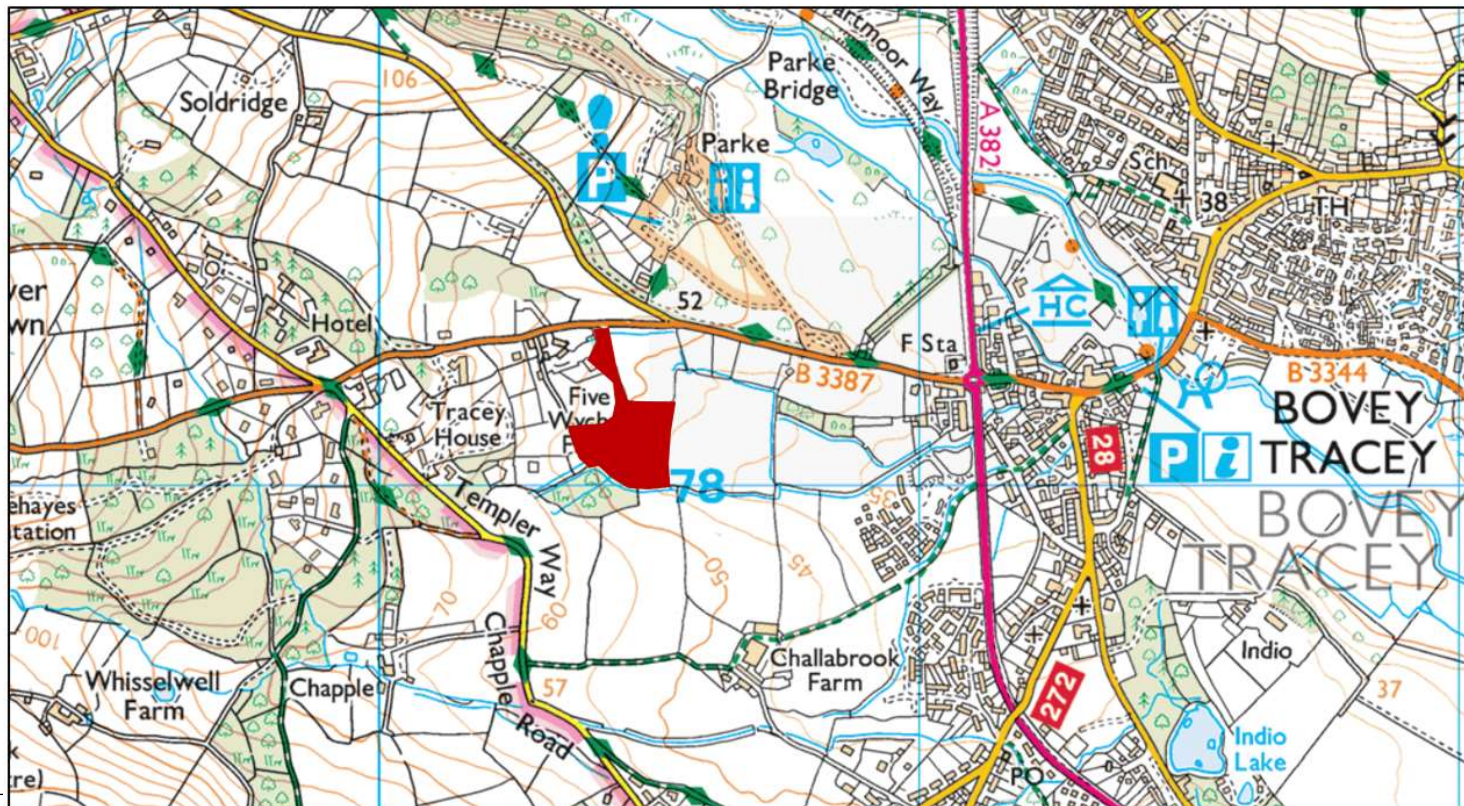
Acceptance of Bids

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.

Directions

From the A38 Devon Expressway turn off at the Drum Bridges Interchange heading onto the A382 Bovey Tracey Road. At the first roundabout take the second exit and after approximately half a mile at the second roundabout turn left, head up the hill and after approximately 0.4 miles Five Wyches Campsite will be found immediately adjoining the road on the left hand side.

What3Words Location: superbly.herds.splits





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.

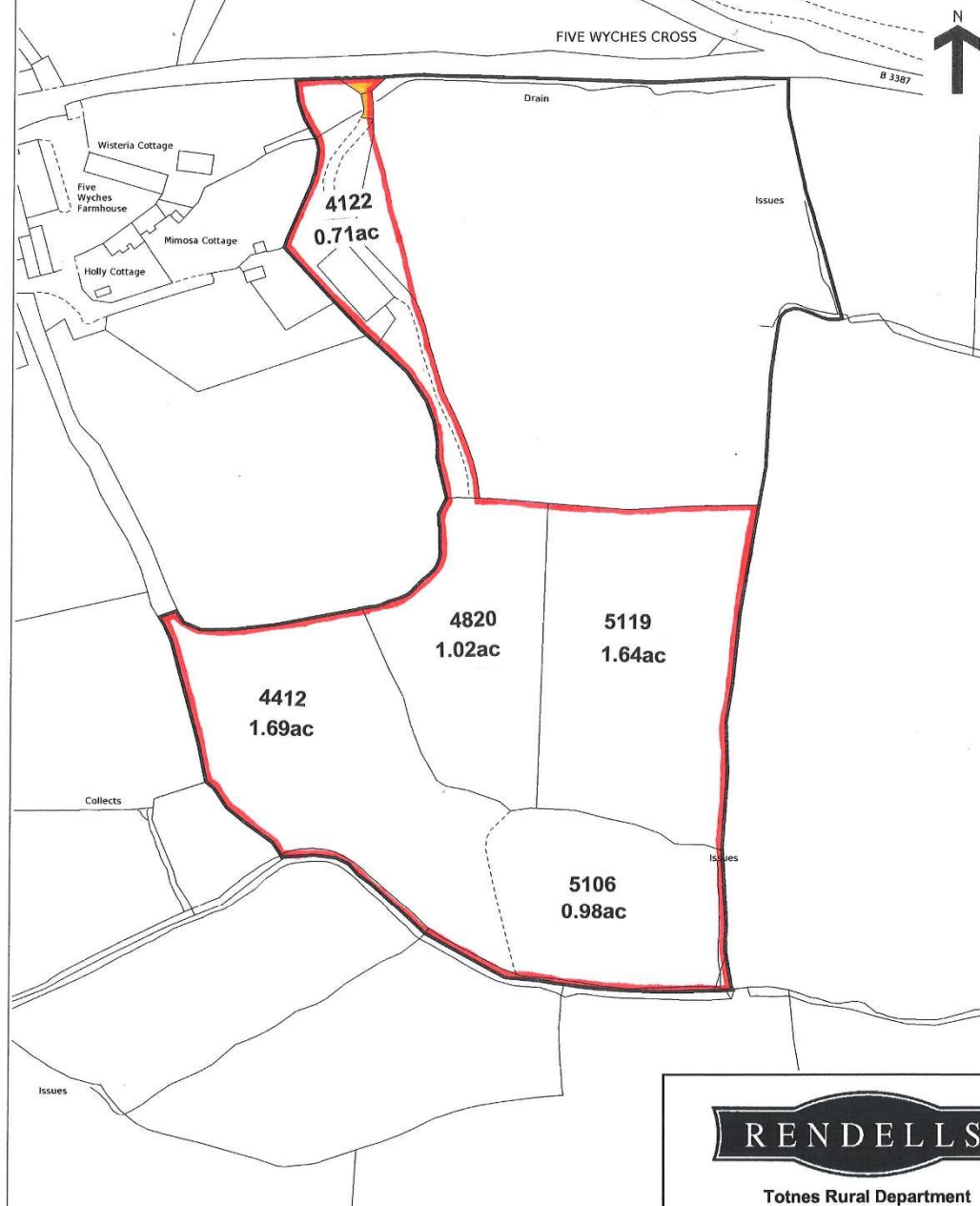


HM Land Registry
Current title plan

Title number **DN723928**
Ordnance Survey map reference **SX8078SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : Teignbridge**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Plymouth Office.



Totnes Rural Department
Five Wyches Campsite, Barn & Land,
Bovey Tracey, Newton Abbot, TQ13 9LE
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Also office at
Newton Abbot, Ashburton & Chagford
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MJP/JAH/2948B/2024-2

Disclosed Bidding Form

Five Wyches Campsite, Bovey Tracey, Newton Abbot, Devon, TQ13 9LE

Offers in the Region of £265,000

I/We offer for the above land extending to 6.04 acres (2.44 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
