# Established RENDELLS



Land at Five Wyches, Bovey Tracey, Newton Abbot, Devon, TQ13 9LE

Offers in the Region of £60,000

1816

2.13 acres (0.86 Hectares) of pasture land nestled on the edge of Dartmoor with the benefit of a mains water supply.

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

#### Situation

The land is conveniently situated on the edge of Dartmoor along the B3387 Bovey Tracey to Haytor Road. The town of Bovey Tracey lies to the east and is approximately  $\frac{1}{2}$  a mile from the land. The A38 Devon Expressway is within 3 miles and the Dartmoor National Park lies only 2 miles to the west.

#### The Land (Identified edged blue on the plan)

The land extends to approximately 2.13 acres (0.86 hectares) of pasture, is free draining, has devon hedge banks to the eastern, southern and western borders and there is stock netting to all borders. The land has a right of access along the stoned track which leads to the entrance gateway and a small grassed area for parking immediately to the right hand side of the top gateway. A water trough is located in the north west corner of the field.

The land offers potential for agricultural, equestrian, recreational and amenity use, subject to the necessary consents and permissions being obtained.

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8078	OS3816	Permanent Pasture	2.13 Ac	0.86 Ha
		Total:	2.13 Ac	0.86 Ha

#### Services

#### Water

The land is being sold with a mains water supply connected to the land. The purchaser will need to install a sub meter and be responsible for appropriate charges.

#### **Access**

The land benefits from access via an approx. 12'0 wooden gateway from the track.

#### **Overage Clause**

There is no overage clause and the land/property is sold without restriction.

### 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 land/property is being offered on the open market with the invitation for bids in the region of £60,000 (Sixty 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.

#### **Local Authority**

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

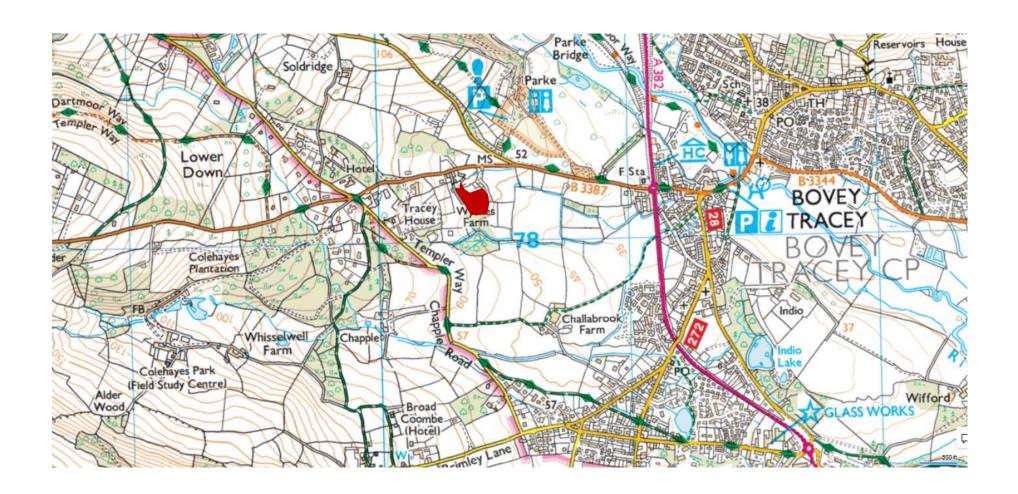
#### Viewing

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

#### **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  $\frac{1}{2}$  a mile at the second roundabout turn left onto the B3387, after approximately  $\frac{1}{2}$  a mile the entrance to the track will be on your left. Continue down the track after the sharp left turn the wooden gateway will be on your right. Please park on the grass area in front/to the right of the gateway.

What3Words Location: ///egging.crank.crawling















#### Access

- 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, ltems 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 allerations 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.
- 3) 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.









## **Disclosed Bidding Form**

Land at Five Wyches, Bovey Tracey, Newton Abbot, Devon, TQ13 9LE

Offers in the Region of £60,000

I/We offer for the above land extending to 2.13 acres (0.86 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	
Prospective Purchasers De	tails:
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	not to account the highest effer received or any effer if as wished

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