

Established



1816



Lots 1 & 2



Lot 1



Lot 2

Land at Tidwell Farm, Landscope, Ashburton, Devon TQ13 7LY

Offers in the Region of £700,000

68.25 acres (27.62 hectares) of productive arable and grassland with good access. Available as a whole or in two convenient lots.

Lot 1: 22.34 acres (9.04 hectares) Offers in the Region of £290,000

Lot 2: 45.91 acres (18.58 hectares) Offers in the Region of £410,000

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

DRO02880

Situation

The land at Tidwell Farm is situated in an elevated rural position within the rolling South Devon countryside. Conveniently located within 3 ½ miles of the popular town of Ashburton and with good access onto the A38 Devon Expressway.

The Land

The land at Tidwell Farm is a single block of three arable fields and four permanent pasture fields as well as a small area of broadleaf woodland and extends in total to 68.25 acres (27.62 hectares) which is available in two convenient lots or as a whole.

The fields are bordered predominately by solid Devon hedge banks with some tree growth interspersed and some only by stock proof fencing.

The whole of the land has recently been fully stock proof fenced with sheep netting and two strand barbed wire on treated wooden posts throughout.

The eastern section of the land (Lot 1) is arable and registered organic being predominately south and west facing to the south and gently north facing and free draining to the north with a small section of woodland/copse to the mid-section.

The western section of the land (Lot 2) is mostly permanent pasture being a secluded valley which is bisected by a natural water supply from the stream with a further arable field to the south-west.

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

Lot 1 (Identified edged red on the attached plan)

Primarily a block of arable land which has been registered organic with a small area of broadleaf woodland/copse to the mid-section and extending in total to 22.34 acres (9.04 hectares). The arable land is comprised of two good size fields totalling 21.90 acres (8.86 hectares) with an attractive area of broadleaf woodland to the mid-section extending to a further 0.44 acres (0.18 hectares). The land benefits from good access from the Landscope to Ashburton road to the east.

Schedule of Land - Lot 1

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7766	2660	Arable	13.73 Ac	5.56 Ha
SX7766	1983	Arable	8.17 Ac	3.30 Ha
SX7766	2370	Woodland	0.44 Ac	0.18 Ha
Total:			22.34 Ac	9.04 Ha

Lot 2 (Identified edged blue on the attached plan)

A useful and secluded block of land extending in total to 45.91 acres (18.58 hectares) comprised of four permanent pasture fields extending to 36.47 acres (14.76 hectares) and one arable field extending to a further 9.44 acres (3.82 hectares).

The land is private and set within its own valley with stream running through the mid-section from north to south providing natural water to the land. Re-coppicing work has recently been carried out to areas adjacent to the stream. The land benefits from access via double 15'0 gates from the road adjoining to the north.

Schedule of Land - Lot 2

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7666	9646	Permanent Pasture	4.03 Ac	1.63 Ha
SX7766	1447	Permanent Pasture	6.32 Ac	2.56 Ha
SX7766	0461	Permanent Pasture	5.19 Ac	2.10 Ha
SX7666	8961	Permanent Pasture	20.93 Ac	8.47 Ha
SX7666	7984	Arable	9.44 Ac	3.82 Ha
Total:			45.91 Ac	18.58 Ha

Services

Lot 2 benefits from a natural water supply from the stream that runs through the mid-section.

Lot 1 does not currently benefit from water but it is understood that there are mains water supplies nearby to which a connection may be possible to be made, subject to necessary consents and payments. There is no electricity currently connected to the land, however there is understood to be electricity supplies nearby to sections of the land to which a connection may be possible, subject to necessary consents and payments.

Other Stewardship Schemes

The land has previously been registered for the Rural Payments Agency's Basic Payment Scheme.

The land is subject to a CSS Mid Tier Agreement.

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

The land is freehold and offered with vacant possession upon completion. Lot 2 is let on a short term licence which expires on the 31st December 2024.

Local Authority

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

Manner of Sale

The property is being offered for sale by private treaty on the open market with Lot 1 offers being invited in the region of £290,000 (Two Hundred & Ninety Thousand Pounds) and Lot 2 offers in the region of £410,000 (Four Hundred and Ten Thousand Pounds).

The highest bid will be disclosed to existing bidders but no information regarding the 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.

Viewing

Strictly during daylight hours only and applicants are required to inform the agents, Messrs Rendells Totnes Office on 01803 863888 or email: totnesrural@rendells.co.uk before viewing and applicants must have a set of Rendells Sales Particulars to hand. Applicants must shut all gates to the land upon entry and exit of the land.

Directions

From the A38 Devon Expressway, leave the A38 at the Peartree turn off and at the top of the junction turn left onto Cabbage Hill following signs to Landscope.

For Lot 2 after 1.8 miles turn right and after 400 yards the entrance for Lot 2 will be on your left hand side.

For Lot 1 after 2 miles the entrance gate will be on your right hand side.

What3Words Location:

Lot 1 - [///roughest.gently.speaking](https://www.what3words.com/#!/en/roughest.gently.speaking)

Lot 2 - [///cafe.windpipe.request](https://www.what3words.com/#!/en/cafe.windpipe.request)





Lot 1



Lot 1



Lot 2



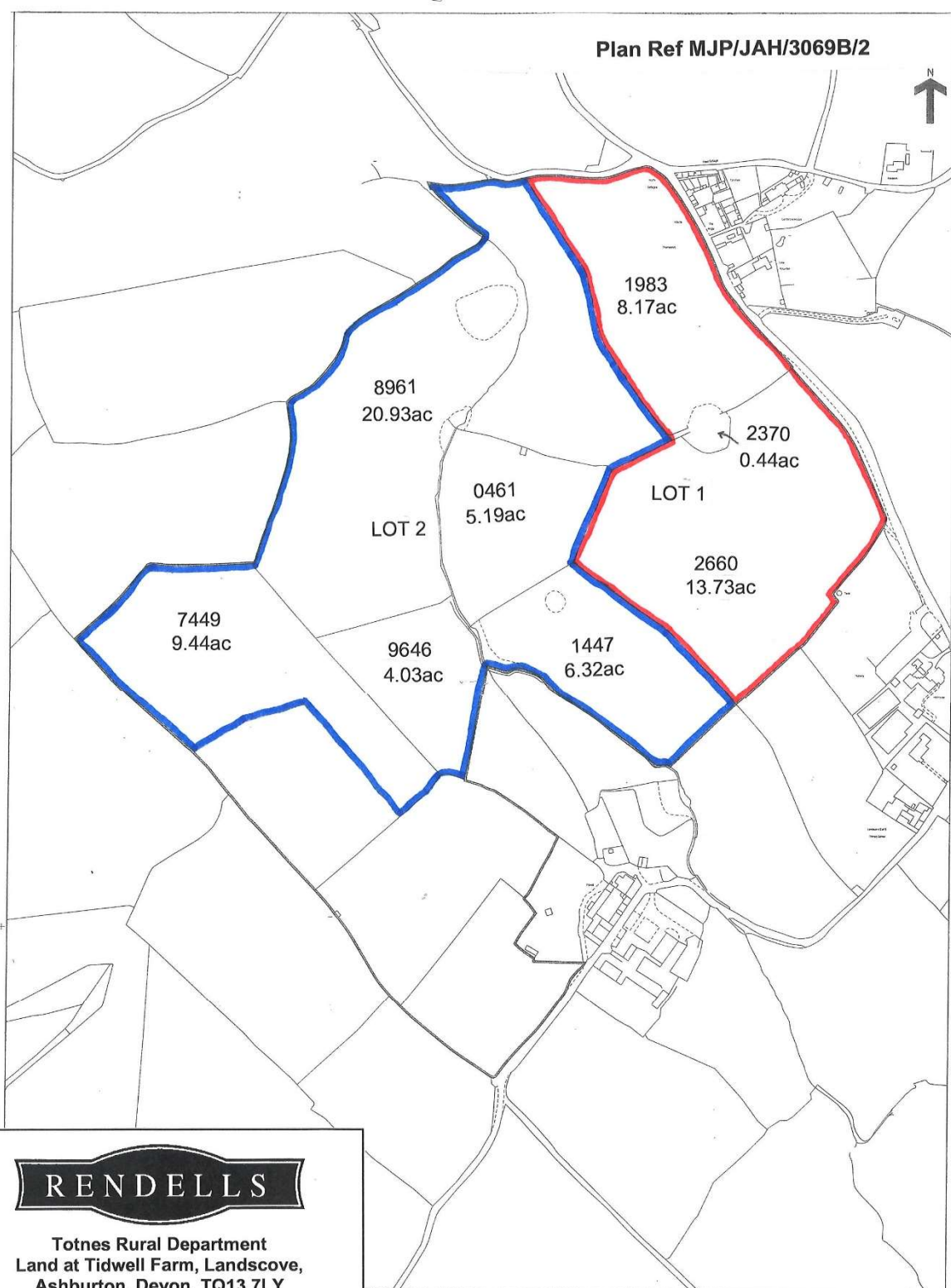
Lot 2



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.

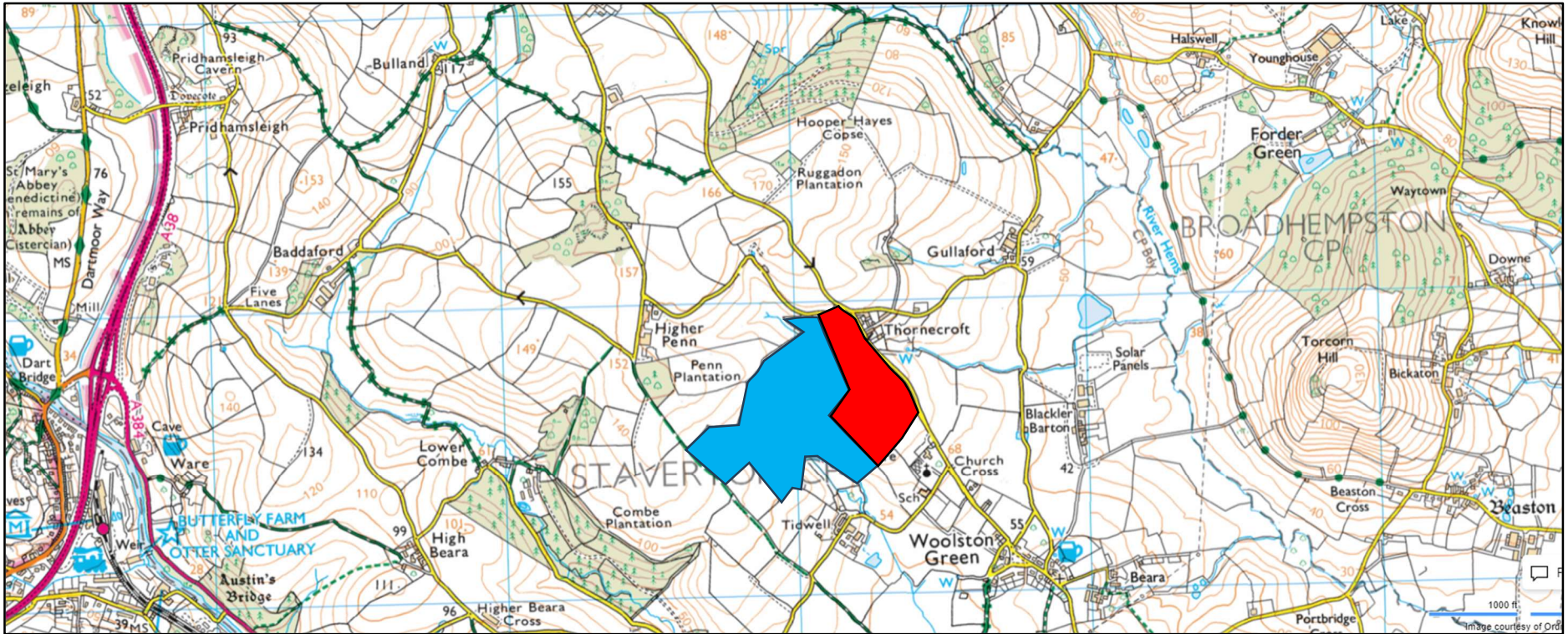
Plan Ref MJP/JAH/3069B/2



RENDELLS

Totnes Rural Department
Land at Tidwell Farm, Landscope,
Ashburton, Devon, TQ13 7LY
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Newton Abbot, Ashburton & Chagford
Scale 1:5000 at A4
MJP/JAH/3069B/2

Plan not to scale



Disclosed Bidding Form

Land at Tidwell Farm, Landscope, Ashburton, Devon TQ13 7LY

Whole: 68.25 acres (27.62 hectares): Offers in the region of £700,000

Lot 1: 22.34 acres (9.04 hectares) Offers in the Region of £290,000

Lot 2: 45.91 acres (18.58 hectares) Offers in the Region of £410,000

I/We offer for the whole of the above land extending to 68.25 acres (27.62 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

I/We offer for Lot 1 of the above land extending to 22.34 acres (9.04 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

I/We offer for Lot 2 of the above land extending to 45.91 acres (18.58 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
