

Established



1816



Land at Tigley, Dartington, Totnes, TQ9 6DS

Offers in the Region of £25,000

Pasture paddock extending to 0.45 acres (0.18 hectares) situated in a scenic rural setting.

DRO02929

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

Situation

The land is situated just under 2 miles to the south-west of the rural village of Dartington, with the popular market town of Totnes being approximately 3 miles to the east. The land directly adjoins the A385 Dartington to South Brent/Marley Head road to the south.

The Land (edged in red on the identifying plan)

The land extends to approximately 0.45 acres (0.18 hectares) of sloping permanent pasture conveniently directly adjoining the northern side of the A385 Dartington to South Brent/Marley Head road.

The land is bordered by a solid hedge to the east and a hedge bordering Bidwell Brook to the North. The south and west boundaries are currently unfenced but marked by wooden stakes.

The purchaser will be required to erect a sheep netting and two strand barbed wire fence on tanalised wooden posts on the boundaries A-B and a gate along the boundary within 30 days of completion.

The land offers potential for agricultural, amenity, recreation and equestrian use, subject to any necessary consents and permissions being obtained, as well as being ideal to use as a garden/allotment area.

There will be a full legal right of way to purchasers at all times and for all purposes from the gateway to the land (hatched in yellow on the identifying plan).

Covenant

There is a restrictive covenant on the land prohibiting permanent buildings or structures.

(NB The previous owner who put the covenant on the land has confirmed that they would be willing to remove the covenant. However, the prospective purchaser would be required to pay the necessary legal fees to have the covenant removed. The vendor cannot guarantee the covenant will be removed. This will be for the buyer and their legal advisors to investigate.)

Services

The land is not currently connected to a water or electric supply, although it is understood that there are supplies in the vicinity of the land.

Purchasers are required to make their own enquiries.

Basic Payment Scheme & Other Stewardship Schemes

The land is not believed to be registered for the Rural Payments Agency's Basic Payment Scheme and therefore no entitlements are included in the sale.

The land is not believed to be currently in any Stewardship Schemes.

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.

Tenure

Freehold, with vacant possession upon completion.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

Manner of Sale

The property is to be offered on the open market with invitation of bids/offers in the region of £25,000 (Twenty-Five Thousand Pounds).

All highest bids submitted will be disclosed to existing bidders and all bidders will be given the opportunity of revising their bids when exceeded by bids received from third parties. Attached to these sales particulars is a disclosed bidding form which will need to be completed when bidders are submitting an offer.

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.

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 from the vendors solicitors. Failure to do so may result in a contract being offered to an underbidder.

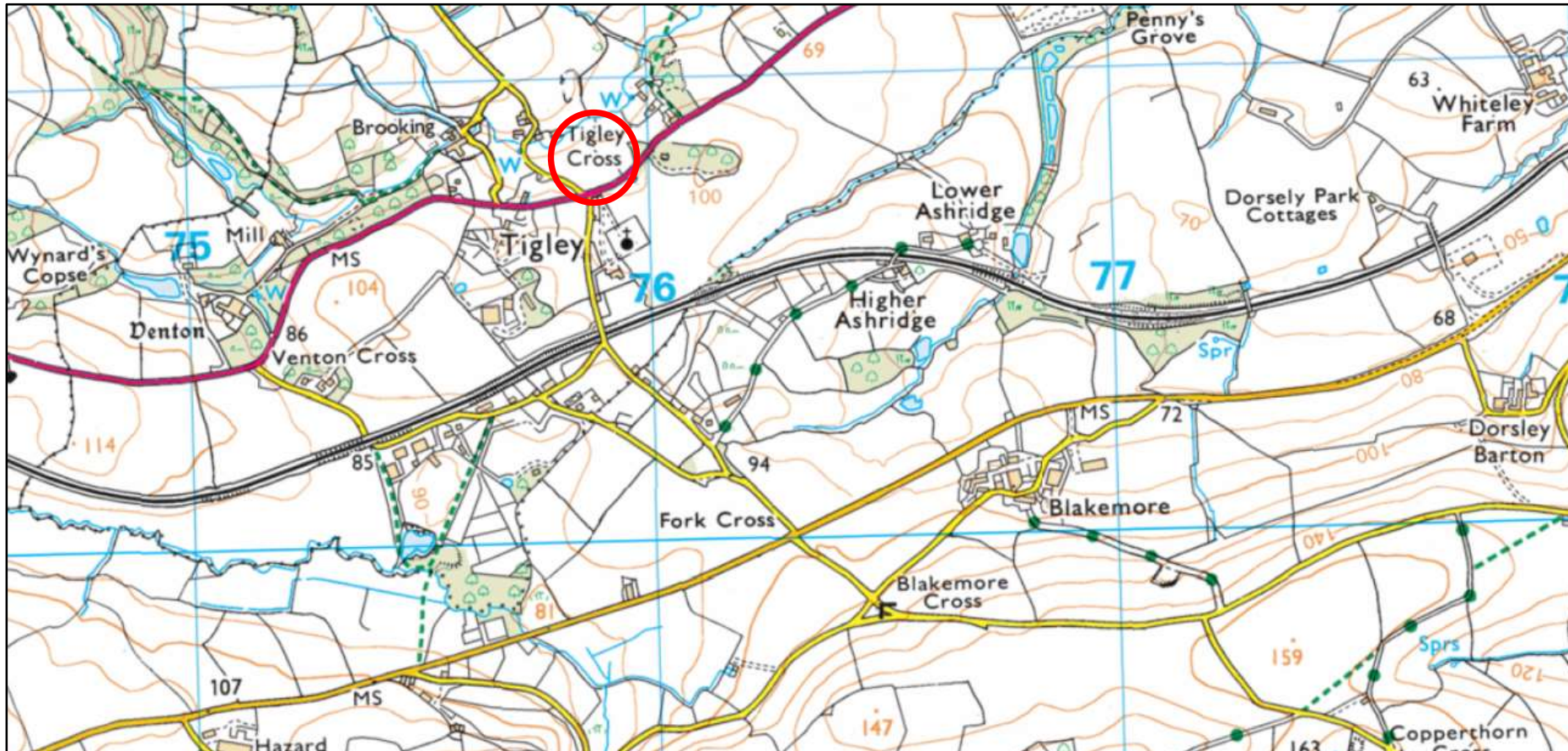
Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863 888 or email totnesrural@rendells.co.uk to book. Once booked, viewing can be unaccompanied but at prospective purchasers own risk and restricted to the advertised land only. All gates must be closed on entering and leaving the land. No dogs permitted.

Directions

From Totnes take the A385 to Dartington. At the Shinnars Bridge roundabout in Dartington take the second exit signed A385/Plymouth and after approximately 1.75 miles the land will be found immediately on your right hand side just before Tigley Cross.

What3Words Location: [lifestyle.thigh.ghost](https://www.what3words.com/location/lifestyle.thigh.ghost)





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.



Land at Tigley, Dartington, Totnes, TQ9 6DS



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RENDELLS

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Land at Tigley, Dartington,
Totnes, Devon, TQ9 6DS**
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Newton Abbot, Ashburton & Chagford
MJP/JAH/3052B/1

Disclosed Bidding Form

Land at Tigley, Dartington, Totnes, Devon, TQ9 6DS

I/We offer for the whole of the above land extending to 0.45 acres (0.18 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
