



# Paddock adjacent to The Old Rectory

Cornworthy, Devon, TQ9 7ES

RENDELLS

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Cornworthy, Devon, TQ9 7ES

**\*\*Best and final offers by 12.00 noon Wednesday 6th November 2024.\*\***

A paddock with vehicular access through the five-bar gate up a track leading to a sloping paddock with a level plateau, taking in some fantastic views of the village and surrounding countryside. Set on the edge of the village this paddock may appeal to residents of the village.

- A paddock with vehicular access
- Set on the edge of the village
- Surrounded by beautiful countryside
- Fantastic views of the village and surrounding countryside
- Viewing is highly recommended

## Offers in Excess of £40,000

Plymouth approx. 27.1 miles, Exeter approx. 34.2 miles, Dartmouth approx. 8.8 miles, Newton Abbot approx. 14 miles, Dittisham approx. 2.4 miles, Kingsbridge approx. 11.3 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Cornworthy is a well-kept and attractive village, surrounded by beautiful countryside. There is a very active Village Hall and a thriving local Inn, renowned for its friendliness. Cornworthy is approached by country lanes yet lies within easy reach of Dartmouth (7 miles), perfect for sailing enthusiasts. The historic town of Totnes is about 5 miles and offers a great range of independent shops, main-line station, recreational and educational provision. Many footpaths and good walking to both Bow Creek and the River Dart with Blackness Marine a short drive away, an excellent facility for boating enthusiasts. And the delightful village of Dittisham is 2.4 miles with its own sailing club and facilities.

### Description

A paddock with vehicular access through the five-bar gate, leading up a track to a sloping paddock with a level plateau, taking in some fantastic views of the village and surrounding countryside. Set on the edge of the village this paddock may appeal to residents of the village. Or possible use for amenity land (subject to any change of use/Planning Permission if required). Please see accompanying plan. Currently laid to pasture with meadow grasses. There is a water pipe and tap.

Viewing is highly recommended to appreciate its position and far reaching views.



## Services

There is a tap on site close to the level plateau (we can not confirm where the supply comes from). Purchasers are to make their own enquiries.

## Access

Access is via a wooden five bar gate off the road which leads into the village close to St. Peters Church.

## Manner of Sale

Best and final offers have now been invited to be submitted by 12.00 Noon on Wednesday 6th November 2024.

## 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.

## Basic Payment Scheme

The land is not believed to be registered for the Rural Payments Agency Basic Payment scheme therefore no entitlements are included in this sale.

## Stewardship Schemes

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

## Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

## Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

## Tenure

Freehold with vacant possession on completion.

## Local Authority

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

## Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.



## Directions

From Totnes take the A381 Kingsbridge Road. After about 1 mile take a left turn to Ashprington, Tuckenhay and Cornworthy. Follow the signs into Tuckenhay passing the Watermans Arms and the Malsters Arms. Pass through the village, following signs for Cornworthy and crossing the stone bridge. Proceed for about 1 ½ miles and at the 'T' junction turn left to Cornworthy. Continue into the village centre, continuing up the hill passing the pub on the left, then around to the right passing the village hall and church on your left. Continue around to the right along the level and the gate can be found on the left.

**What3words** ///decays.defectors.acrobat



#### 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.



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