

Established



1816



Land south of Culver Lane, Rattery, South Brent, Devon, TQ10 9LL

Arable land extending to 10.42 acres (4.22 hectares) with the benefit of mains water situated in a convenient location.

Offers in Excess of £115,000

DRO02987

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

Situation

The property is conveniently situated directly adjoining the A385 Dartington to South Brent/Marley Head road to the north. The land is just over 3 miles to the south-west of the rural village of Dartington, with the popular market town of Totnes being approximately 4 ½ miles to the east.

The Land

The land is south facing, free draining and comprises of one single arable field which extends to approximately 10.42 acres (4.22 hectares).

The northern, eastern and western boundaries consist of Devon hedge banks and these boundaries are fenced with sheep netting and two strand barbed wire. The southern boundary borders the railway line and this boundary is fenced with 6' high netting.

There is a water trough located on the northern end of the eastern boundary. The land benefits from a gateway set back from the road so that a vehicle can be parked safely off the road.

Schedule of Land

| Grid Sheet No. | OS No. | Description | Acreage | Hectarage |
|----------------|--------|-------------|---------|-----------|
| SX7460 | OS6231 | Arable | 10.42ac | 4.22ha |
| Total: | | | 10.42ac | 4.22ha |

Access

The land directly adjoins the A385 Dartington to South Brent/Marley Head Road with access via an approx. 12' wooden gate set back from the road. There is a second access gate which leads directly onto the road located on the eastern side of the northern boundary, this is a 15' metal gate.

There is also a further approx. 8' underpass/access under the railway line which adjoins to the south leading to other land not included for sale.

Services

The land benefits from a mains water connection.

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.

Tenure

Freehold with vacant possession upon completion.

Local Authority

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

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.

Viewing

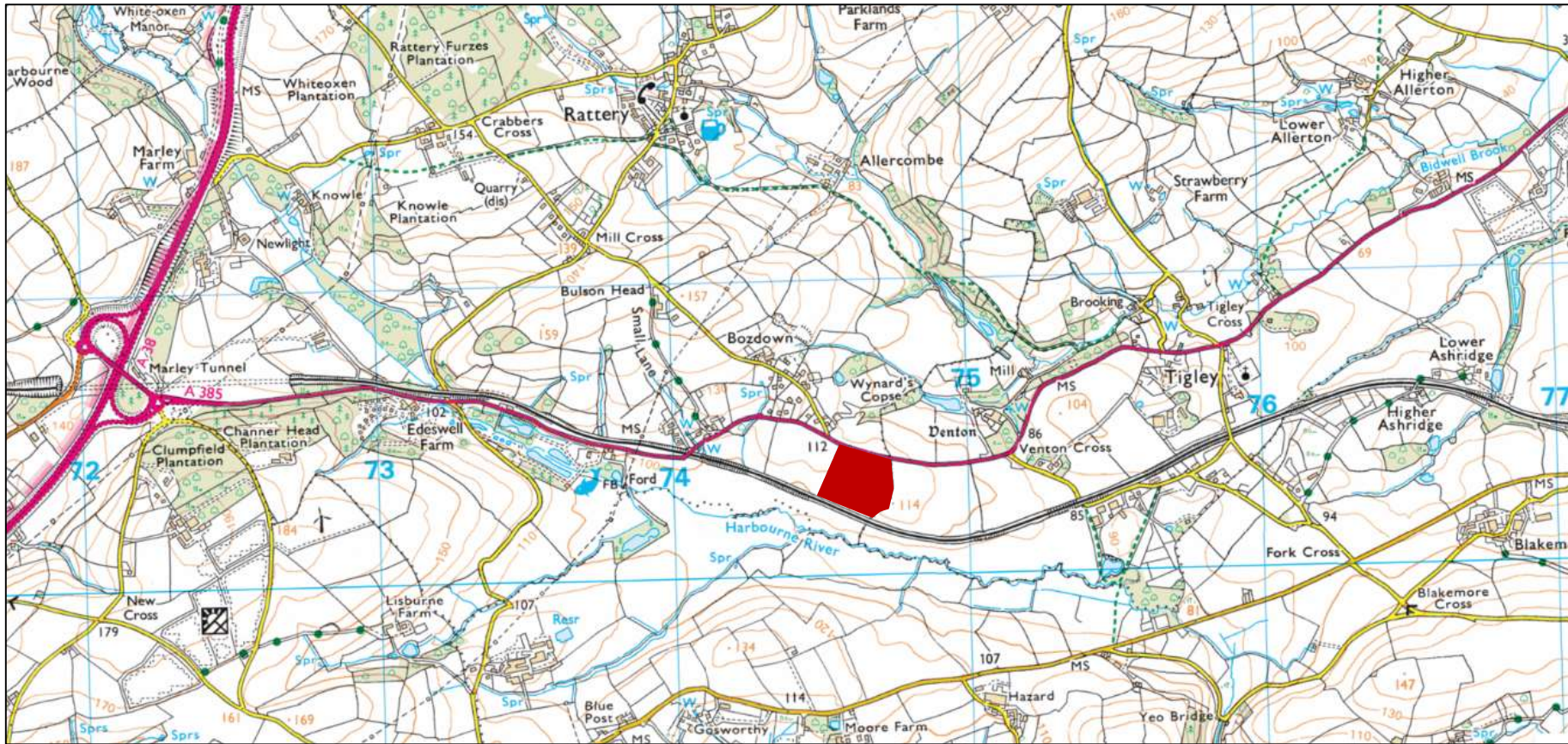
Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863 888 or email totnesrural@rendells.co.uk to book. Once booked, viewing can be unaccompanied but at prospective purchasers own risk and restricted to the advertised land only. All gates must be closed on entering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

Directions

From Marley Head roundabout heading towards Dartington, follow the road for approximately 1 ½ miles and the gateway will be on the right hand side almost opposite the layby.

What3Words Location

///questions.remarks.round





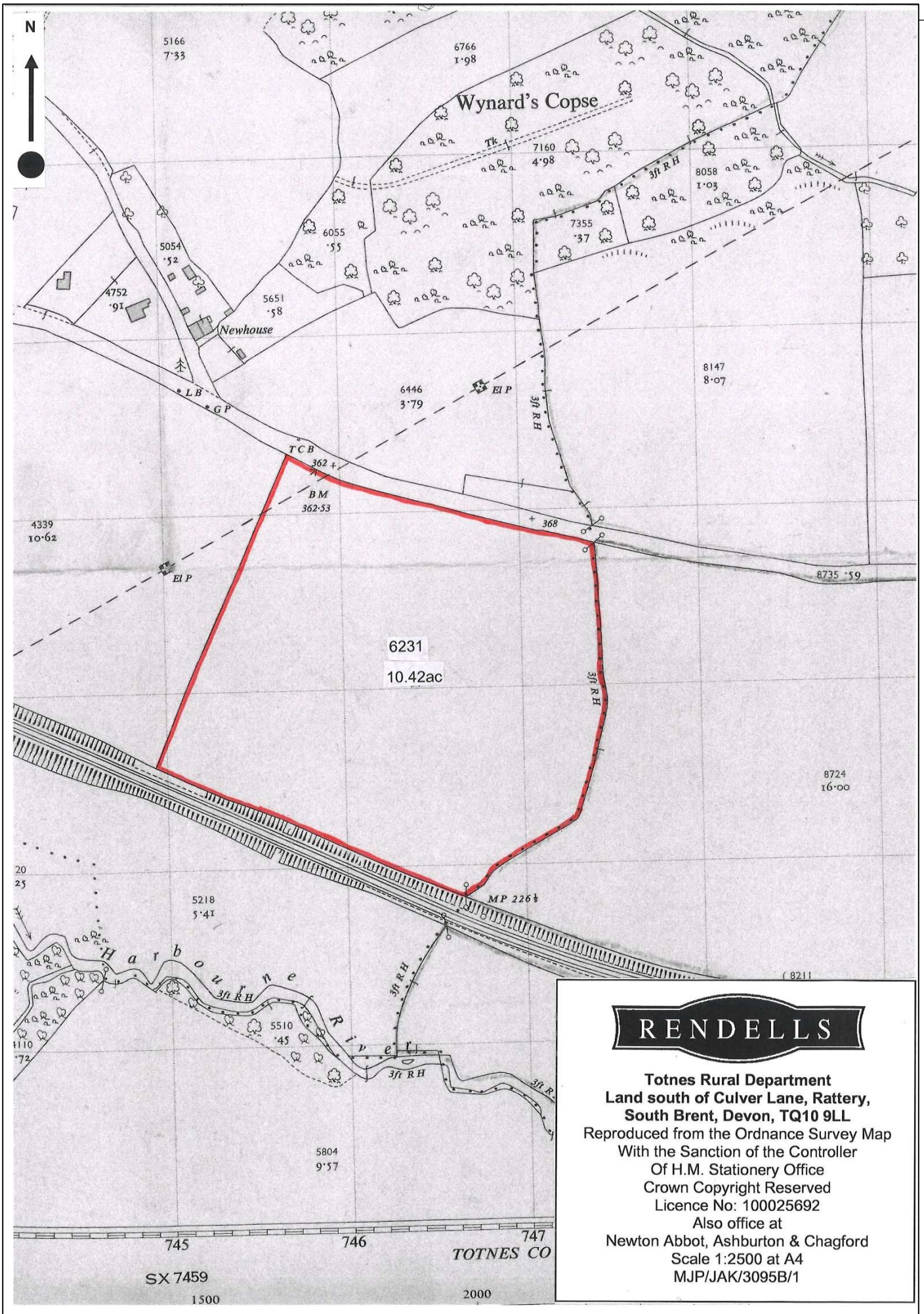
Main Access Gate

Second Access Gate

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.





RENDELLS

Totnes Rural Department
Land south of Culver Lane, Rattery,
South Brent, Devon, TQ10 9LL
 Reproduced from the Ordnance Survey Map
 With the Sanction of the Controller
 Of H.M. Stationery Office
 Crown Copyright Reserved
 Licence No: 100025692
 Also office at
 Newton Abbot, Ashburton & Chagford
 Scale 1:2500 at A4
 MJP/JAK/3095B/1