

Established



1816



Land west of Forces Cross, Blackawton, Totnes, Devon, TQ9 7DJ

Conveniently located amenity land extending to 1.38 acres (0.56 hectares) suited to a variety of uses.

Best and Final Offers Invited by 12 noon on Wednesday 12th March 2025

Offers in the Region of £25,000

DRO03059

Rendells - Totnes

57 Fore Street, Totnes, Devon, TQ9 5NL

T: 01803 863888

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www.rendells.co.uk

Situation

The property is conveniently situated adjoining the A3122 Moreleigh to Dartmouth Road and benefits from a rural location but being within 2 ½ miles east of the village of Halwell and only 6 miles west of the coastal town of Dartmouth.

The Land

The extends to 1.38 acres (0.56 hectares), is gently south facing and free draining. The land would suit a variety of uses including recreational/small holding and is bordered by solid Devon hedge banks offering a secluded feeling. Access from the main road is through an 18' ungated entrance leading onto the land. The land has no services connected but it is understood that mains water is nearby and it may be possible to connect to this subject to necessary consents.

Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8052	OS6583	Land	1.38	0.56
Total:			1.38Ac	0.56Ha

Access

The land directly adjoins the main A3122 Moreleigh to Dartmouth Road with a large 18' entrance from the road leading onto the land.

Services

The land is not connected to any services but it is understood that mains water is nearby and it may be possible to connect to this subject to necessary consents.

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, TQ9 5NE.
Tel: 01803 861234

Viewing

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

Manner of Sale

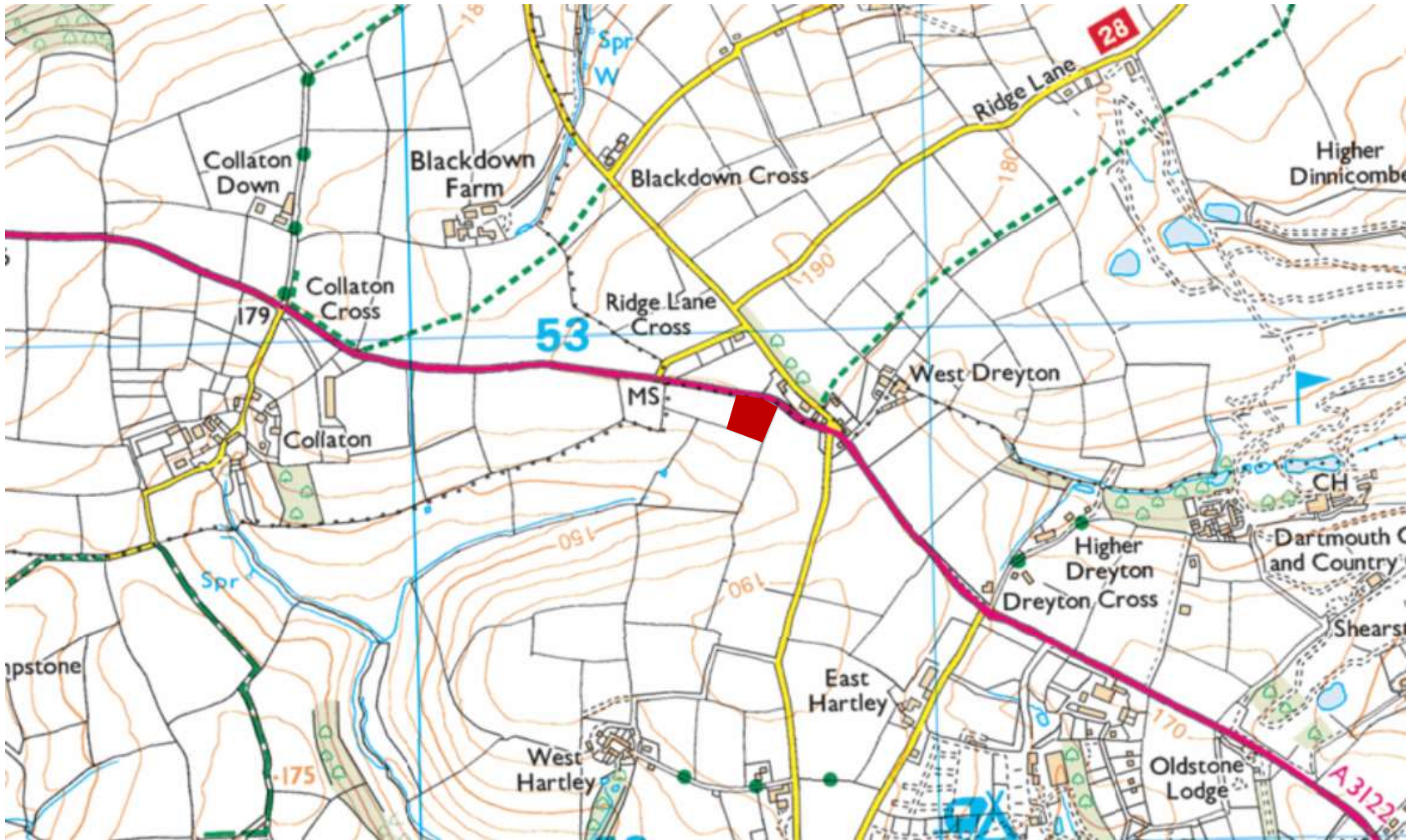
The land/property is being offered on the open market with the invitation for bids in the region of £25,000 (Twenty-Five Thousand Pounds).

Directions

From Totnes heading on the A381 Totnes to Kingsbridge Road, at Halwell turn left at The Old Inn pub follow the road for ½ a mile then turn left onto the A3122 after approximately 1 ½ miles the entrance to the land will be on your right with a Rendells for sale board.

Applicants are advised to exercise caution and care when accessing the land to view and do so at their own risk.

What3Words Location: ///composed.bike.bloomers





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 west of Forces Cross, Blackawton,
Totnes, Devon



Produced on Land App, Feb 11, 2025
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50 m
Scale 1:2500 (at A4)



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Totnes, Devon
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Also office at
Newton Abbot, Ashburton & Chagford

Plan not to scale