

Established



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**Land South of Burlestone, Strete, Dartmouth, Devon TQ6 0LW** **DRO03105**

16.42 acres (6.64 hectares) of productive grassland with small area of copse in a stunning location with views down the Gara Valley. Available as a whole or in two convenient lots.

- Lot 1: 5.98 acres (2.42 hectares) Offers in the Region of £75,000**
- Lot 2: 10.44 acres (4.22 hectares) Offers in the Region of £100,000**
- The Whole: 16.42 acres (6.64 hectares) Offers in the Region of £175,000**

Rendells - Totnes  
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## Situation

The land is situated in a rural location just to the south of the hamlet of Burlestone in an elevated position with far reaching views down the Gara Valley towards Slapton Higher Ley and the coast beyond. The land is within the South Devon Area of Outstanding Natural Beauty being approximately 4 miles from the historic port town of Dartmouth and approximately 2 miles from the coast.

## The Land

A rare opportunity to acquire predominately productive pasture, the majority with arable potential, extending to 16.42 acres (6.64 hectares) close to the South Devon coast.

The land is predominately level to the north (Lot 1) and south facing and free draining to the south (Lot 2) with the benefit of a natural water supply from a stream that runs through the south-east corner of the land. The majority of boundaries are Devon hedge banks which have supplementary stock fencing and access to both lots from the adjoining road to the east.

The land offers potential for existing agricultural use, hobby farming, amenity or potential environmental or conservation projects.

## Lot 1

A single grass/pasture field with arable potential extending to 5.98 acres (2.42 hectares) with the benefit of access from the north-east corner (A new gateway will be installed at point 'A' which will have benefit of access from the adjoining road and a new boundary fence between points 'A' and 'B' as identified edged red on the sale plan being sheep netting and two strand barbed wire on wooden posts will be installed). The land is generally level and there is a gateway between Lot 1 and Lot 2 to the western end of the southern boundary.

### Schedule of Land – Lot 1 (as identified edged red on the sale plan)

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8247	Pt OS4299	Pasture/Grass	5.98	2.42
<b>Total:</b>			<b>5.98 Ac</b>	<b>2.42 Ha</b>

## Lot 2

The land is comprised primarily of a grass/pasture field some of which has arable potential and a steeper section of pasture and rough habitat and copse area to the south in all extending to 10.44 acres (4.22 hectares) as identified edged blue on the sale plan. There is an approx. 11'0 gate between Lot 2 and Lot 1 to the western end of the northern boundary.

The land benefits from access via an approx. 14'0 metal gateway to the north-east corner. The land benefits from a natural water supply from a stream that runs through the south-east corner of the land. There is a small area of general coppice growth and habitat area to the south-west of the land which also provides potential shelter for livestock.

### Schedule of Land – Lot 2 (as identified edged blue on the sale plan)

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8247	OS3987	Pasture/Grass	9.30	3.76
SX8247	OS3979	Pasture/Rough/Copse	1.14	0.46
<b>Total:</b>			<b>10.44 Ac</b>	<b>4.22 Ha</b>

## Access

Both lots benefit from access from the adjoining road to the north-west corner of each field.

## Services

Lot 2 benefits from a water supply from a stream that crosses the south-east corner of the land but Lot 1 will have no mains water included in the sale.

## Stewardship Schemes

The land has previously been registered with the Rural Payments Agency and some of the land is understood to be in a Stewardship Agreement but for which the purchasers will not be obligated to take over if not required.

## 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. Telephone: 01803 861234.

## Viewing

Strictly by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: [totnesrural@rendells.co.uk](mailto:totnesrural@rendells.co.uk) to book. Once booked, viewings can be unaccompanied but at prospective purchasers own risk and restricted to the advertised land only.

## Directions

From Dartmouth take the coast road (A379) and follow the road as far as Strete, turn right in the heart of the village onto Totnes Road and head north for approximately half a mile and either take the first left through the hamlet of Fuge and then turn right and the land will be found immediately adjoining the road on your left hand side or from the Halwell to Dartmouth A3122 road just past the Dartmouth Golf Club and Woodlands Leisure Park turn right signposted Strete and then stay on that road for approximately 3 miles, turning right signposted for Burlestone, head through Burlestone taking the first turn left and the land will be found immediately adjoining the road on your right hand side.

## What3Words Location:

Lot 1: ///executive.resolved.gone

Lot 2: ///pulled.today.scorching

## Manner of Sale

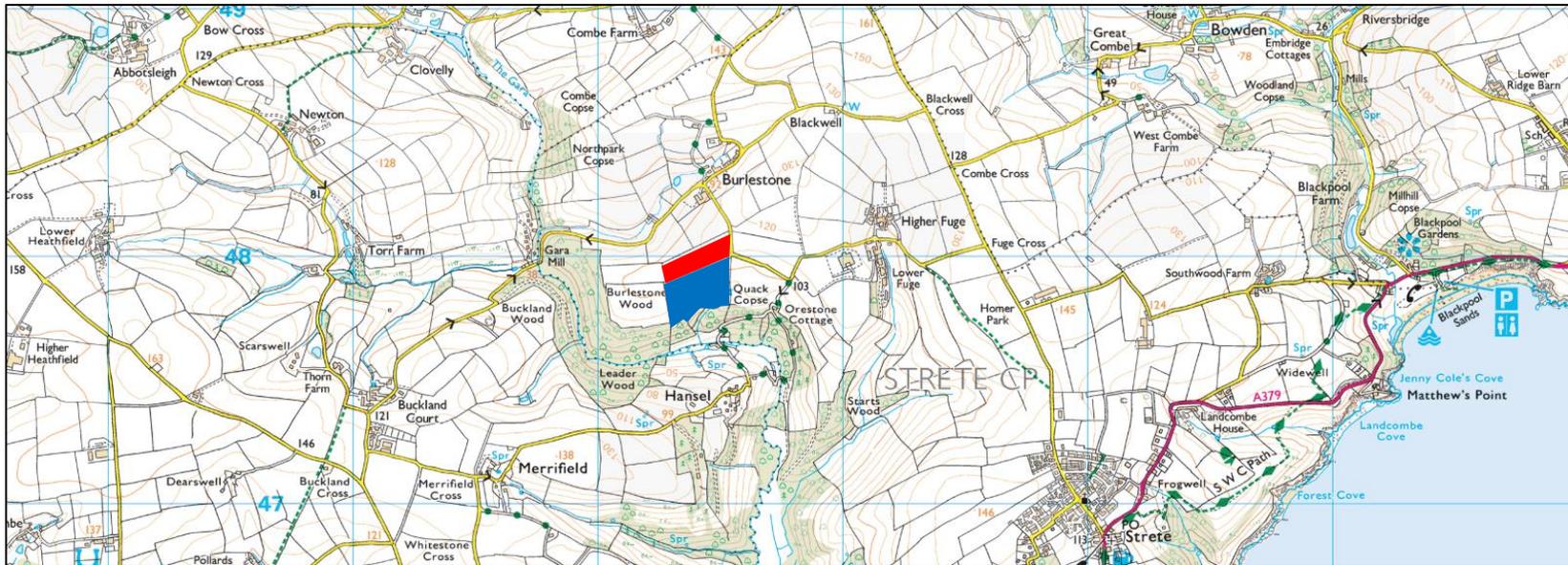
The land/property is being offered on the open market by private treaty with the invitation for bids/offers:

Lot 1: 5.98 acres (2.42 hectares) Offers in the Region of £75,000

Lot 2: 10.44 acres (4.22 hectares) Offers in the Region of £100,000

The Whole: 16.42 acres (6.64 hectares) Offers in the Region of £175,000

All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.





**Consumer Protection from Unfair Trading Regulations 2008**

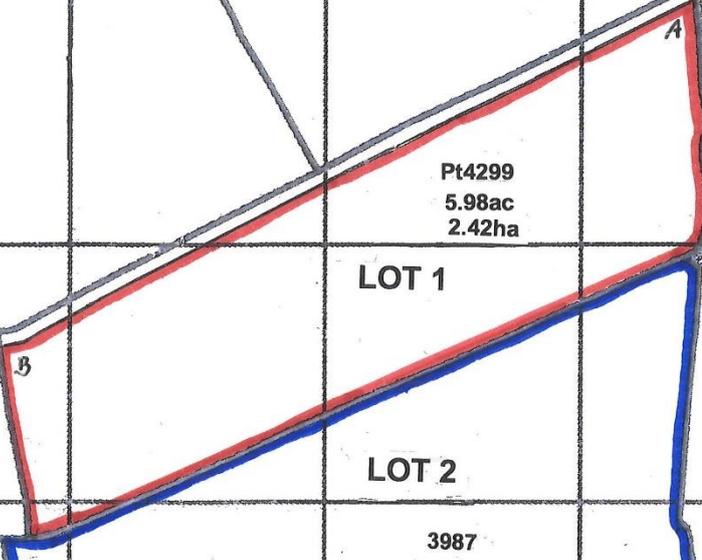
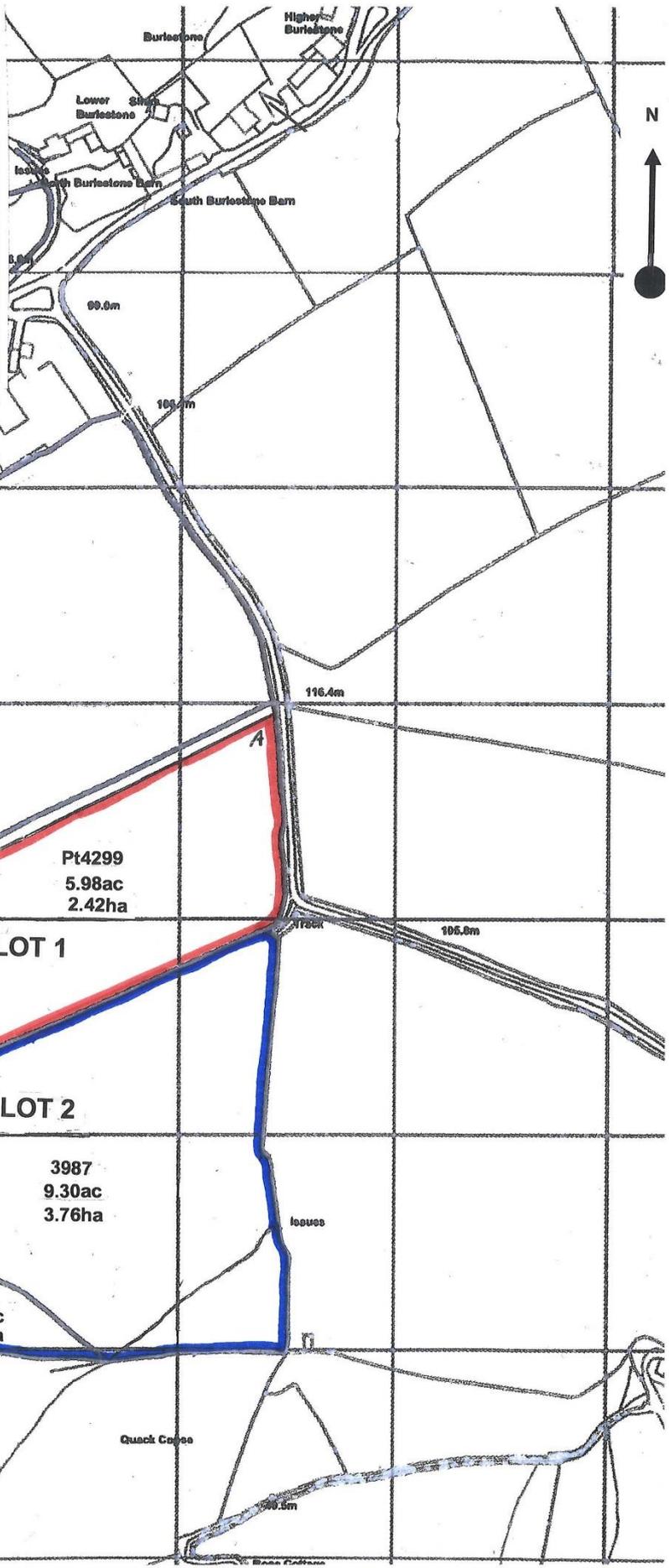
- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but 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

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 Land South Of Burlestone,  
 Strete, Dartmouth, Devon, TQ6 0LW.  
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 Also office at  
 Newton Abbot, Ashburton & Chagford

MJP/JAK/3158B/2



Pt4299  
 5.98ac  
 2.42ha

LOT 1

LOT 2

3987  
 9.30ac  
 3.76ha

3979  
 1.14ac  
 0.46ha

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# Disclosed Bidding Form

Land South of Burlestone, Strete, Dartmouth, Devon TQ6 0LW

Lot 1: 5.98 acres (2.42 hectares) Offers in the Region of £75,000

Lot 2: 10.44 acres (4.22 hectares) Offers in the Region of £100,000

The Whole: 16.42 acres (6.64 hectares) Offers in the Region of £175,000

## Lot 1

I/We offer for Lot 1 of the above land extending to 5.98 acres (2.42 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

## Lot 2

I/We offer for Lot 2 of the above land extending to 10.44 acres (4.22 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

## The Whole

I/We offer for the whole of the above land extending to 16.42 acres (6.64 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:	

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**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](mailto:totnesrural@rendells.co.uk)

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