

Established



1816



**Land at Merafield Road, Plympton, Plymouth, PL7 1UJ**

16.75 acres (6.78 hectares) of pasture and amenity land situated in a convenient location.

**Offers in Excess of £150,000**

DRO03103

Rendells - Totnes  
57 Fore Street, Totnes, Devon, TQ9 5NL  
T: 01803 863888  
E: [totnesrural@rendells.co.uk](mailto:totnesrural@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

---

### Situation

The land is conveniently located directly adjoining the southern side of Plympton and to the north of Hardwick Wood being in an elevated position with far reaching views over Plympton and beyond.

The A38 Devon Expressway lies just to the south-west with the Plympton town centre within half a mile and Plymouth city centre within less than 3 miles to the west.

### The Land

The land is gently north facing to the west, but more steeper and north facing to the east and extends in total to approximately 16.75 acres (6.78 hectares).

The land is interspersed by general shrub and general growth from all boundaries particularly to the south underneath the adjoining Hardwick Wood. The land is bordered by hedgerow with supplementary fencing to parts to the north and west and by Hardwick Wood to the south and east with supplementary three strand barbed wire fencing in places. A section of the northern boundary is directly adjoining a section of green open space within the adjoining housing development which is currently open and unfenced. There is evidence that there has been public access to sections of the land.

### Access

The land benefits from access from an 11'0 metal gateway directly off Merafield Road to the west which then leads to a rough unstoned track leading to an overgrown grass area which in turn leads to a secondary approx. 10'0 opening which leads onto the land to the south-west corner. The Land Registry entry for the land makes mention of a right of way at all times with or without machinery and it is believed that the right has not been extinguished. There is a secondary access to the north-west corner of the land at the Merafield Farm Buildings via a 12'0 metal gate. There are other apparent current access points to the north of the land although it is not known whether these are to the benefit of the land or not.

### Services

The land does not currently benefit from mains water or electric, although there are understood to be supplies nearby which connections may be possible to be made subject to necessary consents and payments.

### Subsidy and Stewardship Schemes

The land is not understood to be entered into a subsidy or 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

Plymouth City Council, Ballard House, West Hoe Road, Plymouth, Devon, PL1 3BJ. Telephone: 01752 668 000.

### Viewing

Viewing 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.

### Manner of Sale

The land/property is being offered for sale by private treaty on the open market with offers being invited in excess of £150,000 (One Hundred and Fifty Thousand Pounds).

The highest bid will be disclosed to existing bidders but no other information regarding the bidder. All bidders will be given the opportunity of revising their bids when exceeded by bids received from third parties.

### 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 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 receipt of the contract papers from the vendor's solicitors. 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.

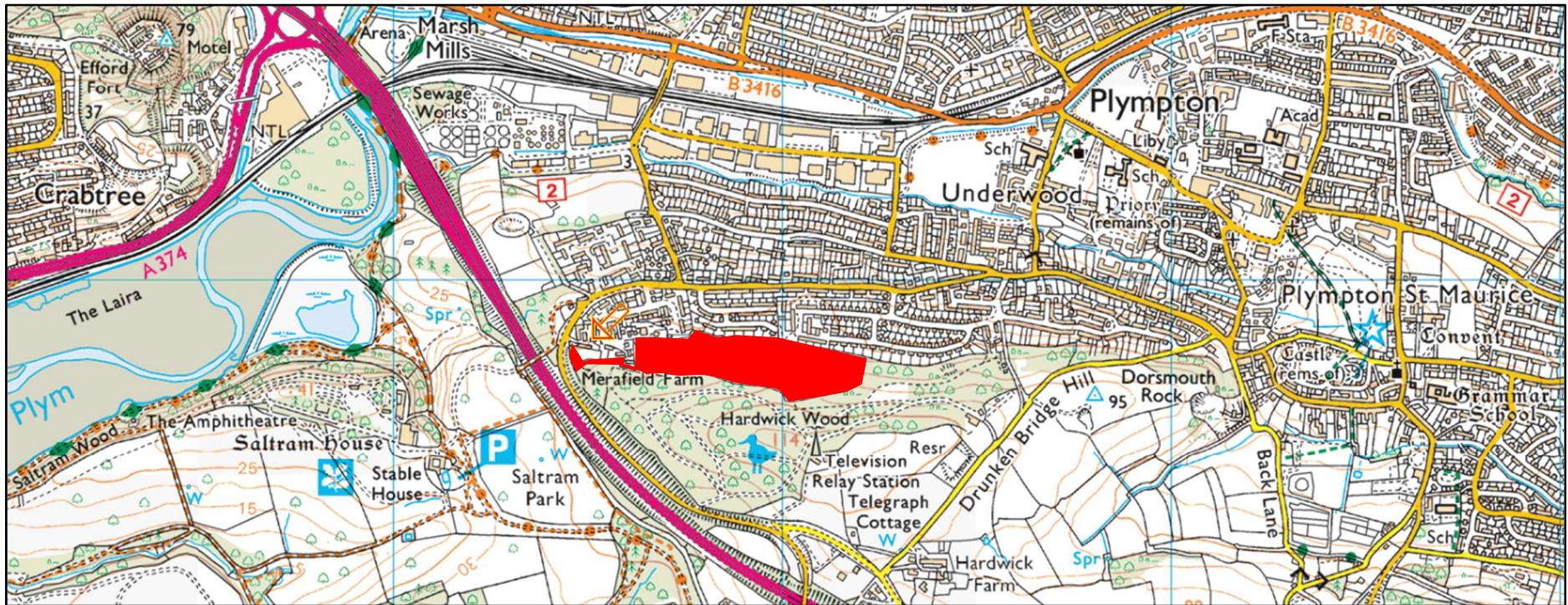


## Directions

From Merafield Road either head west towards Plymouth/A38 and turn left into Grantham Close then turn immediately right at the 'T' junction, follow the road round to the right and eventually you will see a gate entrance onto the land directly in front of you.

Alternatively head east along Merafield Road eventually turning right into Merafield Rise and then right into Merafield Drive, stay on Merafield Drive passing Amados Drive on your left following Merafield Drive around to the left and after approximately 100 yards there is an opening on your right hand side onto an area of open space (not owned or included in the sale) from where it is possible to gain access to the land which adjoins to the south.

**What3Words Location:** [///bands.oldest.ships](https://www.what3words.com/#!/bands.oldest.ships)







#### 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.







---

## Disclosed Bidding Form

### Land at Merafield Road, Plympton, Plymouth, Devon PL7 1UJ

I/We offer for the whole of the above land extending to 16.75 acres (6.78 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
--------	------------------------

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)

---