



Land at Deer Bridge,
Slapton, Kingsbridge, Devon, TQ7 2QD

RENDELLS

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Guide Price OIRO of £100,000

A rare opportunity to secure 6.84 acres or permanent pasture with impressive views to Slapton Ley and the sea. With mains water, gated vehicular access.

Situation

Situated within the South Hams area of designated National Landscapes formally Area of “outstanding Natural beauty” Devon, close to the village of Slapton, but also within easy reach of the towns of Dartmouth and Kingsbridge. Stunning views are enjoyed from the plateau at the top. Close to the land is a footpath to the adjacent Slapton Ley Reserve.

- Superb far-reaching rural and sea views
- Mains water
- Road access
- 6.84 Acres

The Land

This permanent pasture/agricultural land may suite a variety of uses subject to any planning consents. It is accessed with vehicle through a gated entrance from the lane leading onto a track which takes up to the top where roughly 30% of the land is of a plateau taking in some far reaching views towards Slapton Ley and across the valleys which are teaming with wildlife.

To the west side of the level plateau is a young tree lined hedge which has been planted, with some natural gorse on the lower slopes.

There is also a pedestrian gate to the land as well as the main vehicle gated entrance.

Services

There is a mains water connection.

Basic Payment Scheme

The land is believed to be registered for the Rural Payments Agency’s Basic Payment Scheme; however, no entitlements are included in the sale. Entitlements may be able to be purchased via separate negotiation.

Other Stewardship Schemes

The land has previously been in Stewardship Schemes which have now expired.

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. 01803 861234.

Viewing

Strictly during daylight hours only and applicants are required to inform the Agents Messrs Rendells Totnes Office, 01803 863888 before viewing the land. Applicants must have a set of Rendells Sales Particulars to hand. Applicants must ensure that all gates are shut before leaving the property as the Tenant’s livestock are likely to be on site. Please also do not park any vehicles in a manner which will cause obstruction to any of the gateways.

Manner of Sale

The land/property is being offered on the open market with the invitation for bids in the region of £100,000 (One hundred Thousand Pounds).

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.

Directions

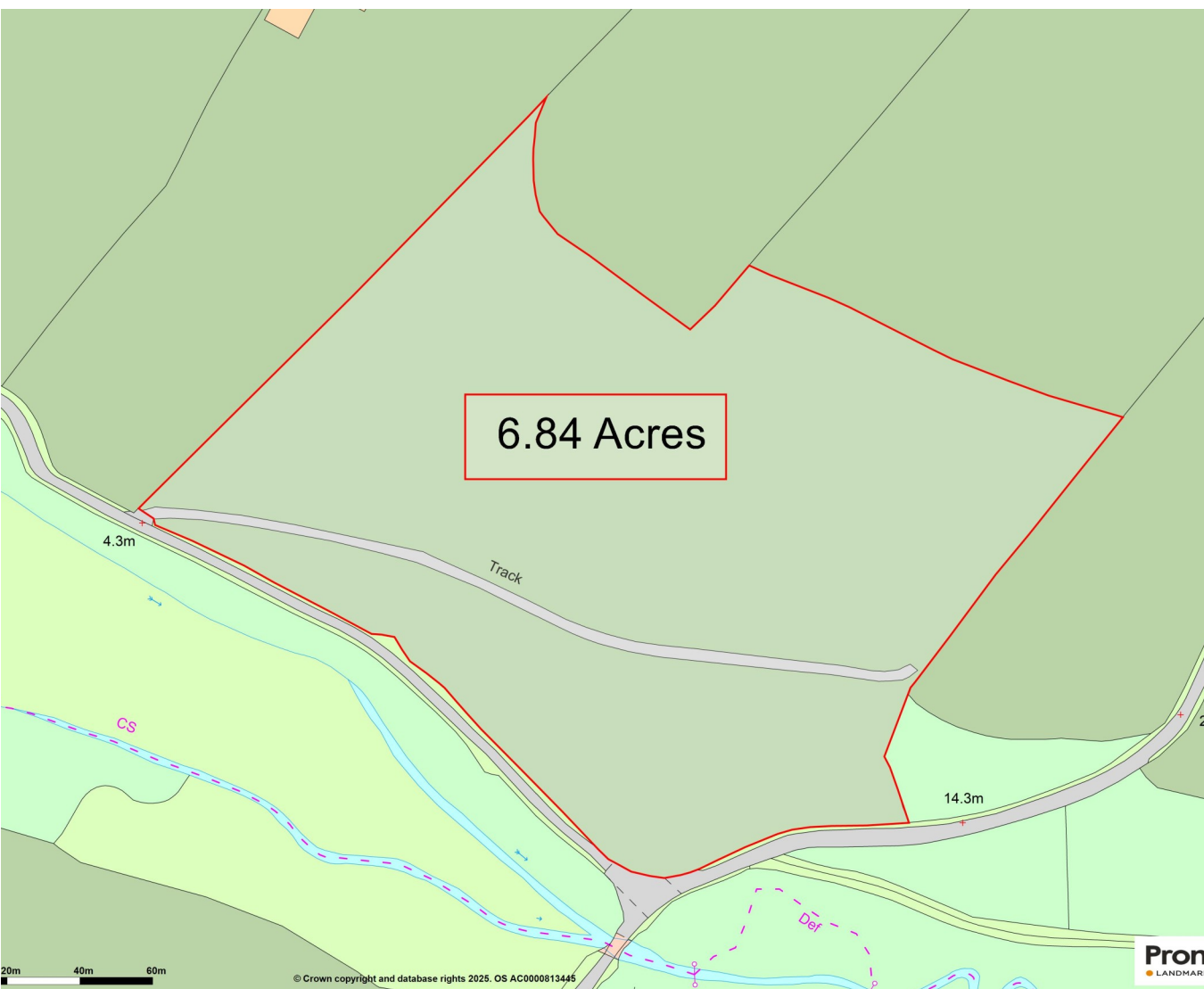
From the A381 Totnes to Kingsbridge Road, turn off left just past Stanborough Hundred and follow the signs to Slapton via Five Mile Lane for approximately 4.5 miles to Lower Green Cross and take the right fork. Continue down the hill for 0.6 miles to Townsend Cross and turn right, signed Stokenham and Chillington. Continue down the hill for 0.4 miles and the field is on the right.

What3Words Location:

Vehicular gated access to the track leading up across the land.
sneezing.clutter.breathy

Location of pedestrian gate to access the land opposite a layby.
crimson.cringes.encounter





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 finalizing 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 finalizing 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.

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