

Established



1816



Orchid Meadow, Frogmore, Kingsbridge, TQ7 2PB

Offers in the Region of £22,000

0.27 acres (0.11 hectares) of pasture paddock with the benefit of a natural/stream water supply situated in a peaceful rural setting.

DRO03120

Rendells - Totnes
57 Fore Street, Totnes, Devon, TQ9 5NL
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www.rendells.co.uk

Situation

The property is situated within the South Hams AONB in a idyllic rural location but also being conveniently located to the market town of Kingsbridge being only 4 miles to the west with the popular Slapton Sands being just over 4 miles to the east.

The Land

Orchid Meadow is a gently sloping, free draining, permanent pasture field running down to the Mill Leat stream which runs along the northern boundary of the land. The land is bordered by recently planted broadleaf hedgerow with the northern boundary being bordered by the stream and the southern boundary being bordered by the access track.

The land is suitable for livestock/animal grazing, arable crop production and horticulture use, subject to any necessary consents and permissions required.

Access

Access to the land is via a shared access across a track running from the north- east and leading to a 10'0 wooden gate.

Services

Water

The land has the benefit of a natural water supply from the stream running alongside the northern boundary.

Electric

The land is not connected to an electric supply.

Basic Payment Scheme

The land is not believed to be registered for the Rural Payment Agency's Basic Payment Scheme therefore no entitlements are included in the sale.

Other Stewardship Schemes

The land is not believed to be currently in any Stewardship Schemes.

Wayleaves, Rights and Easements

The subject 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.

Covenants

The Vendor is anxious to ensure that this Area of Outstanding Natural Beauty remains unspoilt and a number of covenants have been drafted to protect the location.

The Transferee and whoever is successor in title is not to:

- Use the land or access tracks for any sort of racing, such as motor bikes, cars or other vehicles.
- Use the land in such a manner that will cause damage to the access track to the land.
- Conduct any business from the land.
- Use the land as a commercial campsite.
- Erect any signboards visible from the public highway.
- Sell the land except as a whole and specifically not in such a way that it could be registered in separate titles or in separate ownerships.
- Store motor vehicles, caravans, boats or mobile homes.
- Site mobile homes, caravans or portable accommodation.
- Store goods for reward.
- Erect buildings/structures or bring structures/items onto the land in colours that are other than dark green.
- Trim hedges to a height of less than 2 metres.
- Only one shed is permissible for storage of tools to use on the land.
- No playground apparatus is permitted.
- There are no shooting rights included in this sale.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office 01803 863888 or email totnesrural@rendells.co.uk to arrange this. Once arranged viewing can be unaccompanied but at prospective purchasers own risk and restricted to advertised land only and that all gates are kept closed on entering and leaving the land. No dogs permitted.

Manner of Sale

The property is to be offered on the open market with the invitation of bids/offers in the region of £22,000 (Twenty-Two Thousand Pounds). All highest bids submitted will be disclosed to existing bidders and all bidders will be given the opportunity of revising their bids when exceeded by bids received from third parties. Attached to these sales particulars is a disclosed bidding form which will need to be completed when bidders are submitting an offer.

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.

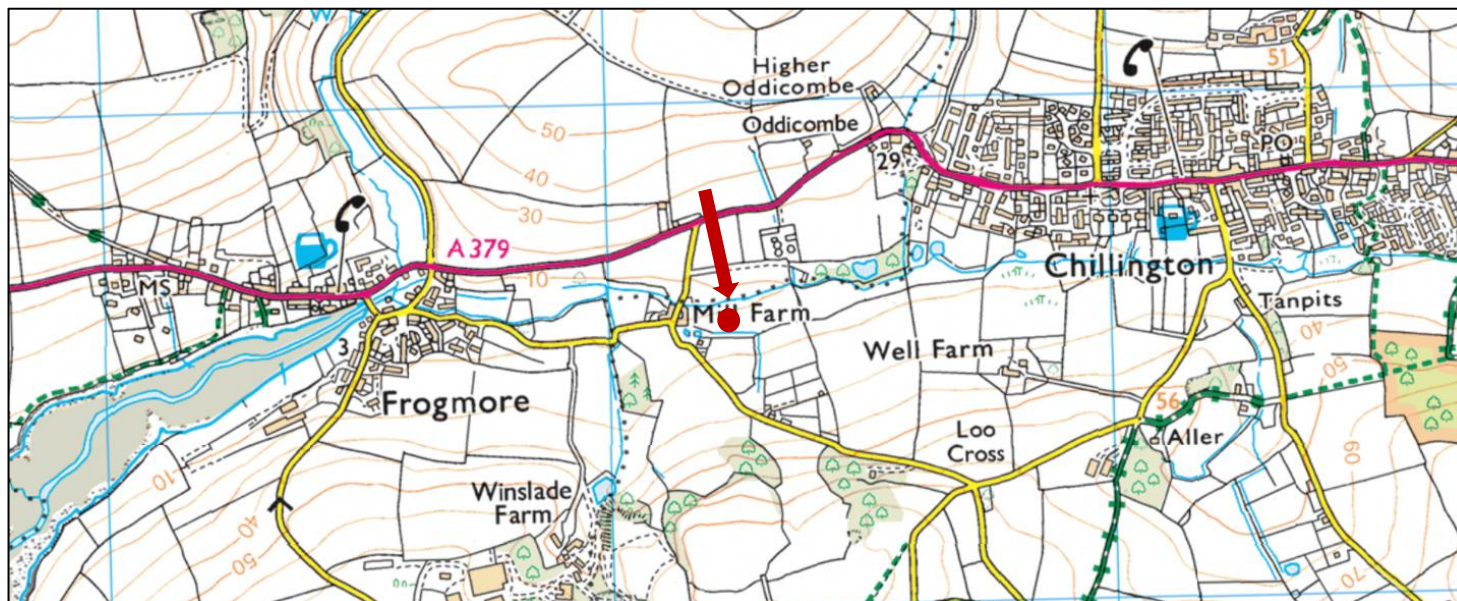
Acceptance of Bids

On submitting the final highest 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 the receipt of the contract from the vendors 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 Kingsbridge take the A379 Torcross/Strete/Dartmouth Road out of the town heading east going through the villages of West Charleton, East Charleton and Frogmore and approximately a quarter of a mile past Frogmore village turn right heading down the hill, the track entrance to the land will be found approximately after 100 yards on your left hand side. Proceed along the stone track following it all the way round to the land on the other side of the stream and Skylark Meadow is then the second field along going up the track.

What3Words: cars.baker.acoustics

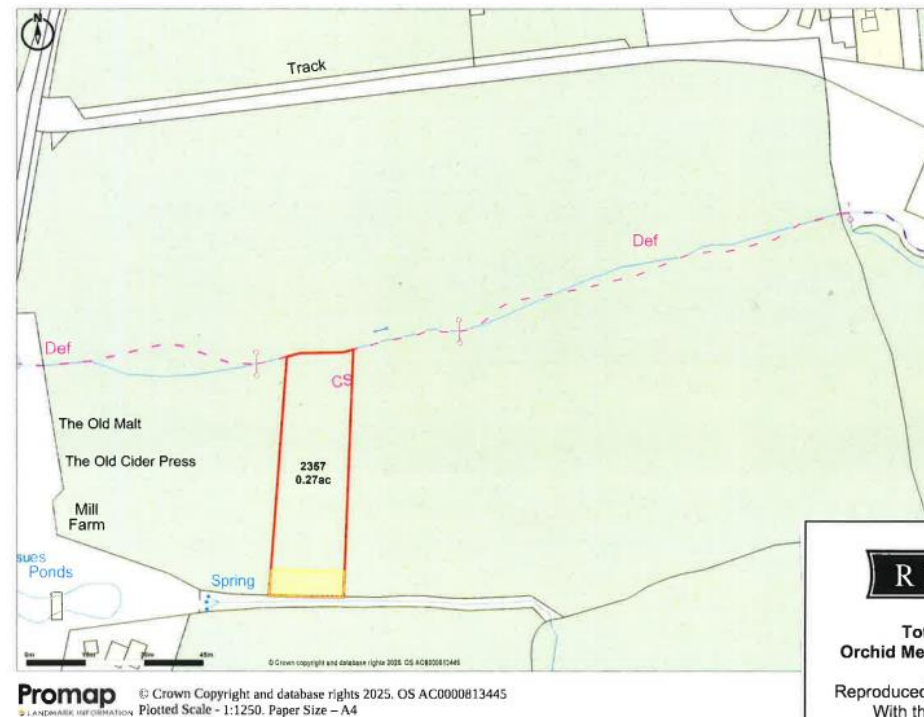




Gate Entrance

Plan not scale

Orchid Meadow, Frogmore, Kingsbridge, TQ7 2PB



RENDELLS

Totnes Rural Department
Orchid Meadow, Frogmore, Kingsbridge
Devon TQ7 2PB
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Newton Abbot, Ashburton & Chagford
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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.

Disclosed Bidding Form

Orchid Meadow, Frogmore, Kingsbridge, Devon, TQ7 2PB

Offers in the Region of £22,000

I/We offer for the whole of the above land extending to 0.27 acres (0.11 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:	

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
