

Established



1816



**Land North of Parsonage Lane, Moreleigh, Totnes, Devon TQ9 7JL**

**Offers in Excess of £95,000**

6.34 acres (2.57 hectares) of productive grassland with pond area and excellent access and convenient edge of village location.

DRO03160

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)

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### Situation

The land is situated on the western edge of the popular village of Moreleigh and benefits from an elevated position with views across the rolling South Hams Countryside to the south.

The land is approximately 6 miles south of the market town of Totnes, 7 miles to the north of the estuary town of Kingsbridge and 7 miles to the west of the port town of Dartmouth.

### The Land

Conveniently located within easy reach of Moreleigh village but still benefitting from a rural location and extending in total to 6.34 acres (2.57 hectares).

The land is currently comprised of two field enclosures with the main field being to the west and south and a smaller fenced pasture paddock to the north-east. Both benefit from separate gate accesses from the Moreleigh road to the north and from Parsonage Lane to the west. The access to the west leads to a further small fenced off road parking area.

The land is predominately gently south facing and free draining permanent pasture and there is a pond with surrounding habitat area to the south-eastern corner of the land.

The boundaries are predominately Devon hedge banks interspersed with semi and mature tree growth which is also stock fenced to sections.

The land offers potential for existing agricultural use, hobby farming, amenity, equestrian or environmental/conservation projects subject to any necessary consents or permissions that may be required.

### Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7652	OS2863	Pasture/Grass & Pond Area	5.24	2.12
SX7652	OS3069	Pasture/Grass	1.10	0.45
Total:			6.34 ac	2.57 ha

### Access

The land benefits from access both from the Moreleigh road to the north and from Parsonage Lane to the west. (NB The land is sold subject to a right given by the vendors to Moreleigh Church to park only in the fenced parking area to the west for church services, which are understood to be one a month).

### Services

The land benefits from a natural water supply from streams/springs that feed the pond area to the south-east. There is no mains water currently connected to the land, although it is understood that there is mains water nearby which may be possible to be connected into subject to any necessary consents and payments.

### Stewardship Schemes

The land is not understood to have been registered with the Rural Payments Agency and none of the land has been included in any Environmental Land Management Schemes or Stewardship Agreements.

### 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](mailto:totnesrural@rendells.co.uk) to book.

Once appointment booked viewing can be unaccompanied but at prospective purchasers own risk and restrictive to the advertised land only. (NB The land is let on a short term/temporary grazing licence and there may be livestock on the land and therefore no dogs permitted and gates must be kept shut at all times).



### Directions

From Totnes take the A381 Kingsbridge road. After approximately 5 miles at Halwell pass the church and the Dartmouth turn on your left heading up the hill after approximately 80 yards turn right signposted to Moreleigh. Stay on this road for approximately half a mile heading up the hill and on entering the village of Moreleigh at the T junction turn right follow the road around to the left passing The New Inn on your right hand side and just as you head out of the village, the land will be found on your left hand side, just before the church.

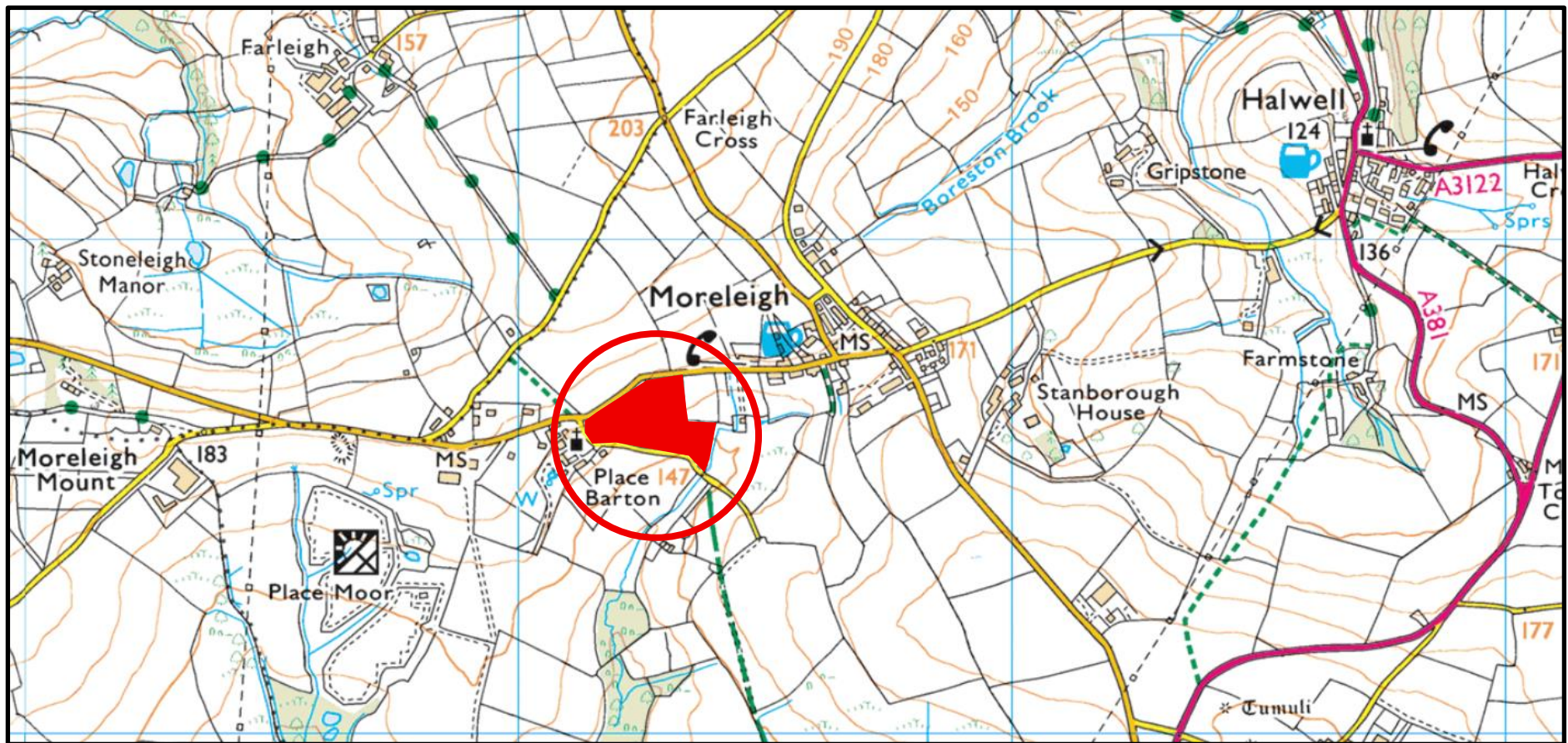
**What3Words Location:** [///bonkers.munch.headsets](https://www.what3words.com/#!/share////bonkers.munch.headsets)

### Manner of Sale

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

The whole 6.34 acres (2.57 hectares) Offers in Excess of £95,000

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





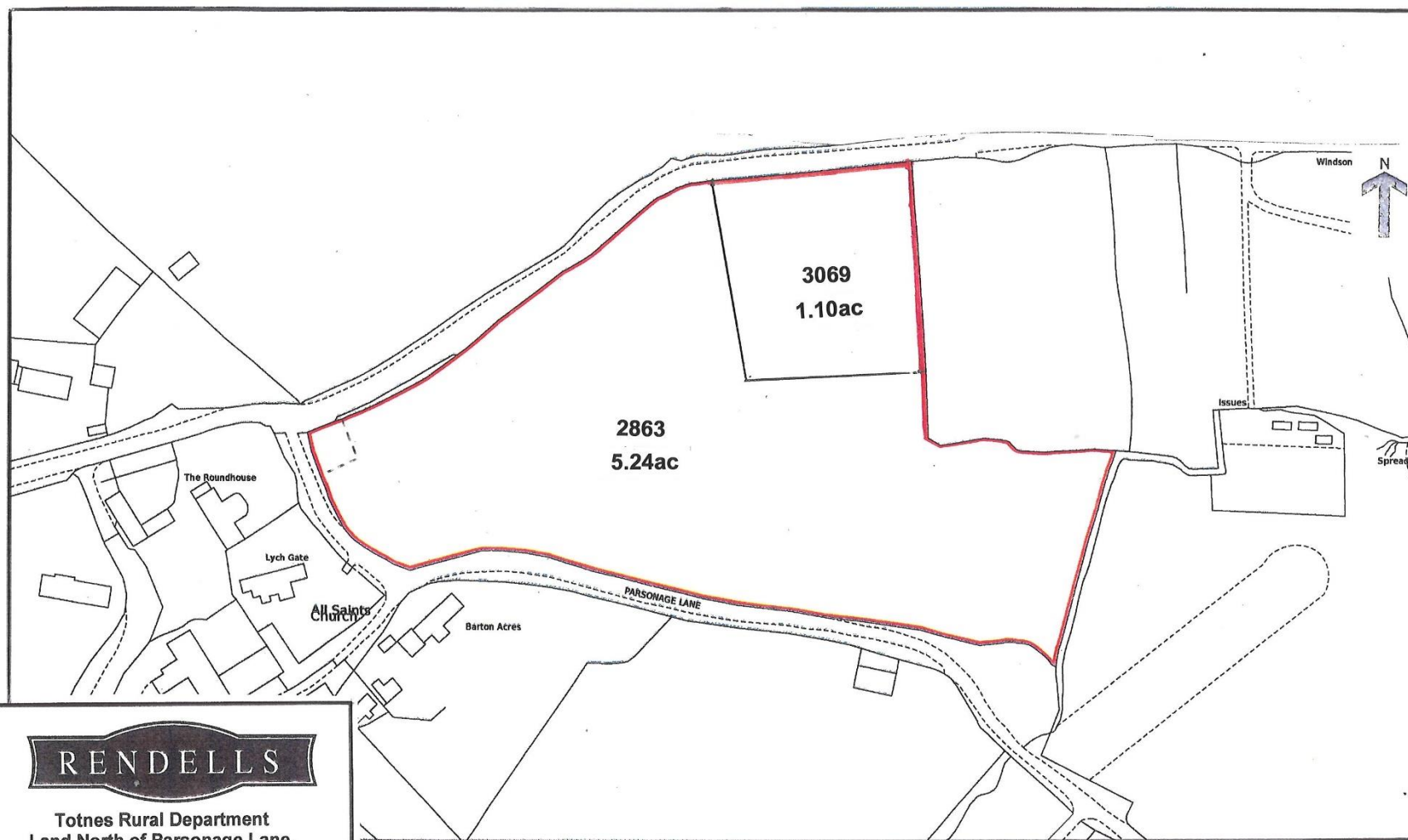


Access

#### 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**

**Totnes Rural Department  
Land North of Parsonage Lane,  
Moreleigh, Totnes**

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Newton Abbot, Ashburton & Chagford  
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# Disclosed Bidding Form

**Land North of Parsonage Lane, Moreleigh, Totnes, Devon TQ9 7JL**

**Offers in Excess of £95,000**

**I/We offer for the above land extending to 6.34 acres (2.57 hectares) Subject to Contract, Freehold with vacant possession.**

<b>Amount Figures</b>	
<b>Amount Words</b>	

**Prospective Purchasers Details:**

<b>Name:</b>	
<b>Address:</b>	
<b>Post Code:</b>	
<b>Email Address:</b>	
<b>Home Telephone No:</b>	
<b>Mobile Telephone No:</b>	

**Solicitors Details:**

<b>Solicitors Name:</b>	
<b>Address:</b>	
<b>Post Code:</b>	
<b>Email Address:</b>	
<b>Telephone No:</b>	

**Status:**

Please confirm position:

<b>Status</b>	Cash / Loan / Mortgage
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<b>Signature:</b>	
<b>Date:</b>	

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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