

Established



1816



Land at Corkscrew Hill, Cornworthy, Totnes, Devon TQ9 7ET

Offers in Excess of £90,000

An exciting opportunity to acquire 6.52 acres (2.64 hectares) of grassland situated in a rural location with the benefit of good access.

DRO03254

Rendells - Totnes
57 Fore Street, Totnes, Devon,
TQ9 5NL
T: 01803 863888
E: totnesrural@rendells.co.uk
www.rendells.co.uk

Situation

The land is situated in an elevated position close to the rural village of Cornworthy. The land is located approximately 6 miles south of the medieval town of Totnes, approximately 8 miles northwest of the coastal town of Dartmouth and approximately 14 miles north east of the market town of Kingsbridge.

The Land

An exciting opportunity to acquire a single parcel of land extending to approximately 6.52 acres (2.64 hectares). The land has recently been sown to a grass ley with the potential for arable cropping use.

The land is predominately level through the mid-section and is gently sloping to the north and west in places. The land is bordered by solid Devon hedge banks to the north, south and west boundaries and stock fenced to the eastern boundary. Access is via two approx. 12' metal gates to the southeast corner of the land.

Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8255	OS0977	Pastureland	6.52	2.64
Total:			6.52 Ac	2.64Ha

Access

Access to the land is directly off the road from Tuckenhay to Cornworthy via two approx. 12' metal gates.

Services

The land currently does not benefit from a water or electricity connection.

Stewardship Schemes

The land has been registered for the Rural Payments Agency's Basic Payment Scheme but is not currently in any Stewardship or Environmental Land Management 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 Tel: 01803 861234

Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: totnesrural@rendells.co.uk to book.

Manner of Sale

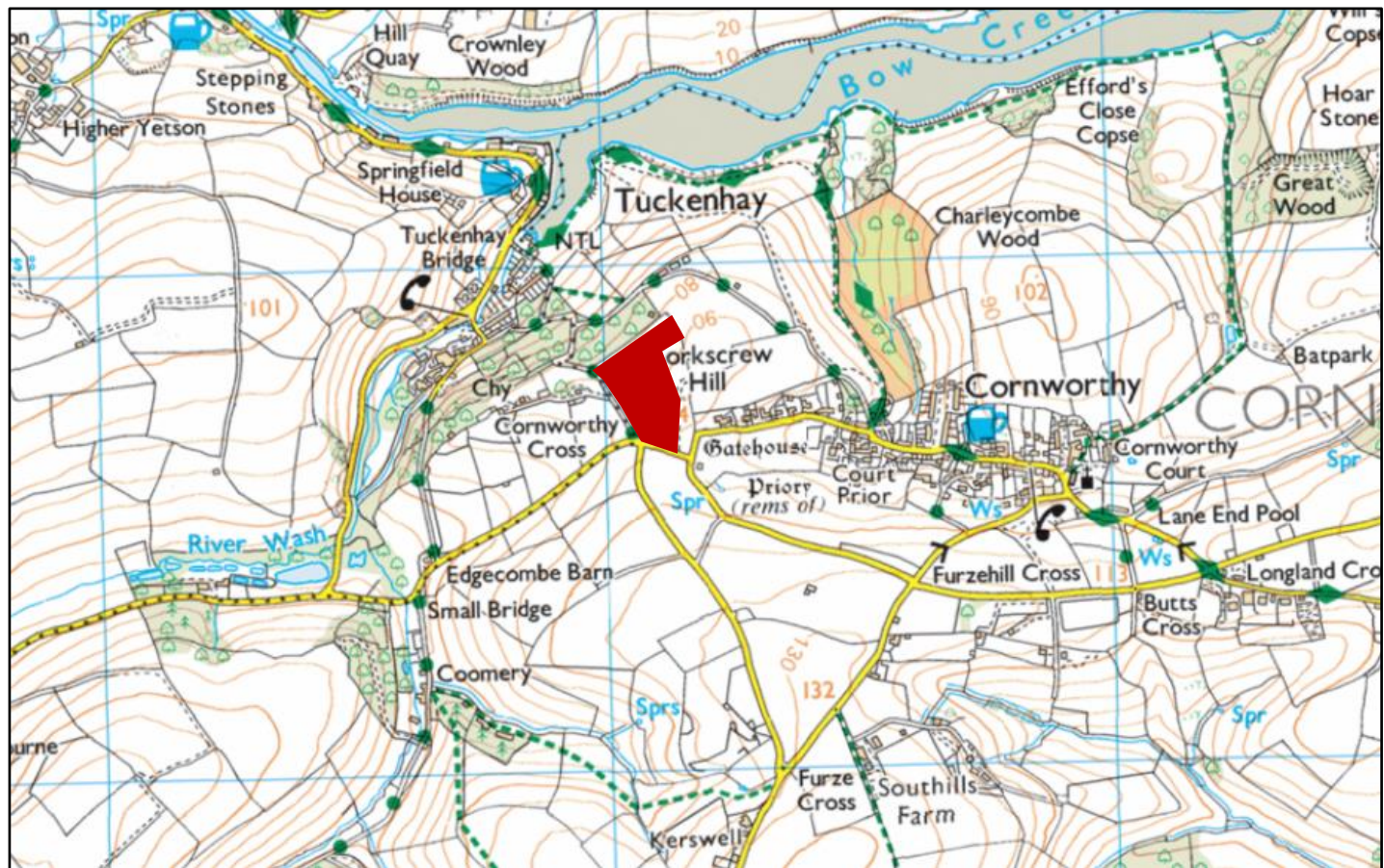
The land/property is being offered on the open market with the invitation for bids in excess of £90,000 (Ninety Thousand Pounds).

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 Totnes take the A381 and at the top of the Western Bypass turn left following the signs to Ashprington. After approximately 2 miles on reaching the crossroads turn right down Tuckenhay Hill heading over the humpback bridge and staying on this road through the hamlet of Tuckenhay and following the signs to Cornworthy. After approximately 2 miles before you reach the cross road the land will be on your left hand side.

What3words Location: ///weaned.suitable.shifters





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 Corkscrew Hill, Cornworthy, Totnes, Devon TQ9 7ET

I/We offer for the whole of the above land extending to 6.52 acres (2.64 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:	

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
