

Established



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Lower Seccombe Meadow, Blackawton, Totnes, Devon TQ9 7QB

Offers in Excess of £60,000

4.42 acres (1.78 hectares) of grassland with small area of copse and wetland area in secluded location.

DRO03238

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

Situation

The land is situated in a secluded valley location within the heart of the rolling South Hams countryside.

The land is approximately 0.75 miles of the popular village of Blackawton and around 8 miles south of the market town of Totnes and 7 miles to the north-east of the estuary town of Kingsbridge.

The Land

Conveniently located adjoining the southern side of the Pasture Cross to Blackawton Road and extending in total to 4.42 acres (1.78 hectares).

The land is comprised of 3.94 acres (1.59 hectares) of land currently sown to grass, which has previously also been in arable crops, and 0.48 acres (0.19 hectares) of copse and wetland area adjoining the stream that runs along the eastern boundary of the land and which also provides a natural water supply.

The land is predominately north and east facing, free draining and bordered by solid Devon hedge banks to the north, west and south which is also supplementary fenced with sheep netting and two strand barbed wire. The eastern boundary has an earth bank and wire fence.

The land benefits from access at two points from the adjoining public highway being a 30'0 opening to the north and a further approx. 12'0 gate at the top of the land to the west providing good access.

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
SX7949	8080	Grass	3.94	1.59
SX7949	8680	Copse/Weland Area	0.48	0.19
Total:			4.42 Ac	1.78 Ha

Access

The land benefits from access via two points from the adjoining publicly maintained highway which adjoins to the north and west of the land via a 30'0 opening and also an approx. 12'0 gateway.

Services

The land benefits from a natural water supply from the stream area that runs along the eastern side of the land. There is no electric or electricity supplies currently connected to the land.

Subsidy Schemes

The land has been registered with the Rural Payments Agency, however none of the delinked payments are included in the sale. The land is sold subject to any existing stewardship options that may or may not exist.

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.

Once booked viewings can be unaccompanied but at prospective purchasers own risk and restricted 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 and after approximately 6 miles after passing both Totnes Cross Filling Station and the turn to Stanborough, as you drop down through the trees turn left signposted to Slapton, and on stay on this road for approximately 1 mile until reaching Pasture Cross. Turn left at the crossroads and head down the hill and after approximately 700 yards the land will be found immediately adjoining the road on your right hand side.

What3Words Location: /// ///starch.clinic.premature

Manner of Sale

The land/property is being offered on the open market by private treaty with the invitation of bids/offers for the whole of the land extending to 4.42 acres (1.78 hectares) invited in excess of £60,000 (Sixty Thousand Pounds).

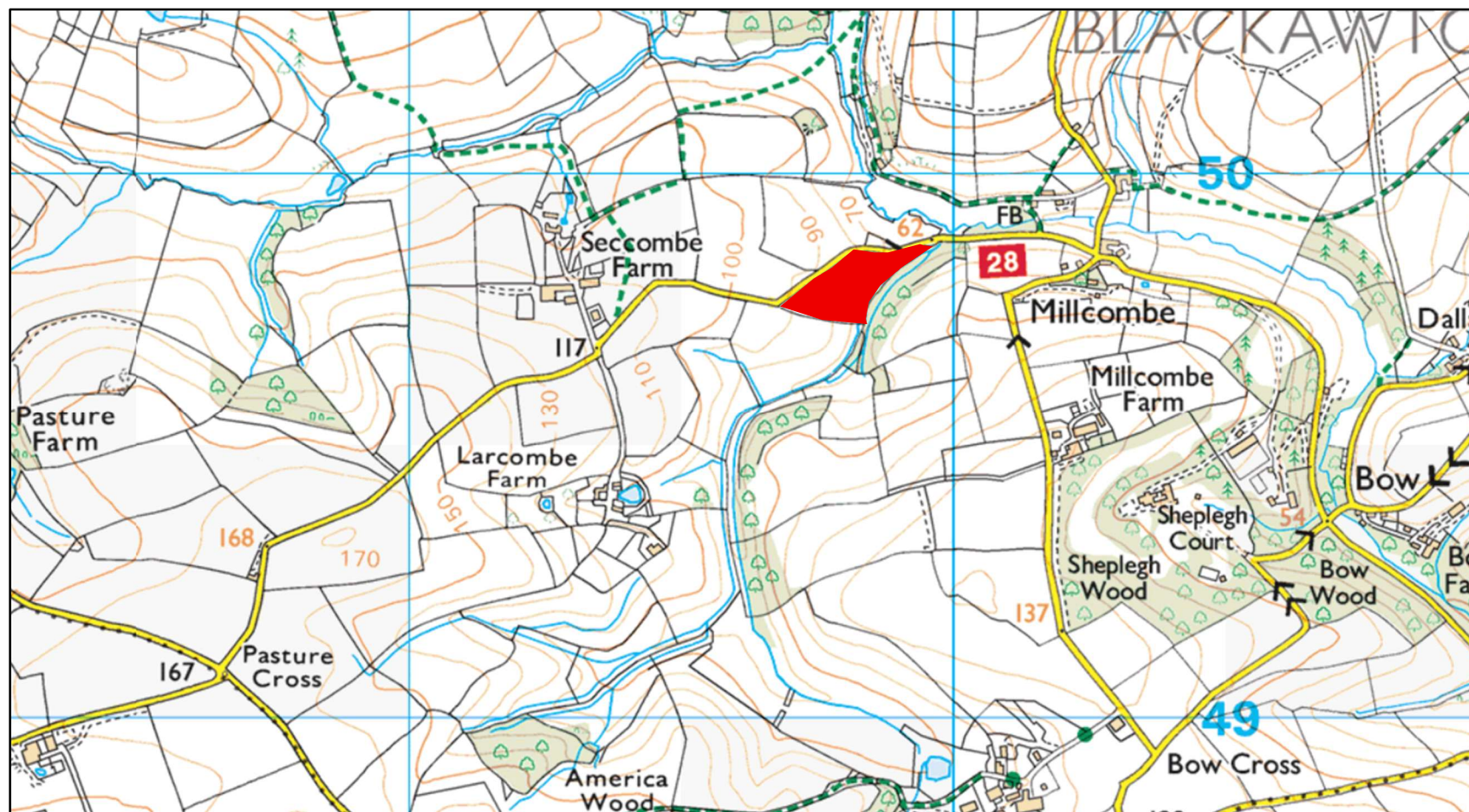
All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties. The vendor reserves the right to accept whichever bid preferred.

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. Failure to do so may result in a contract being offered to an underbidder.





Consumer Protection from Unfair Trading Regulations 2008

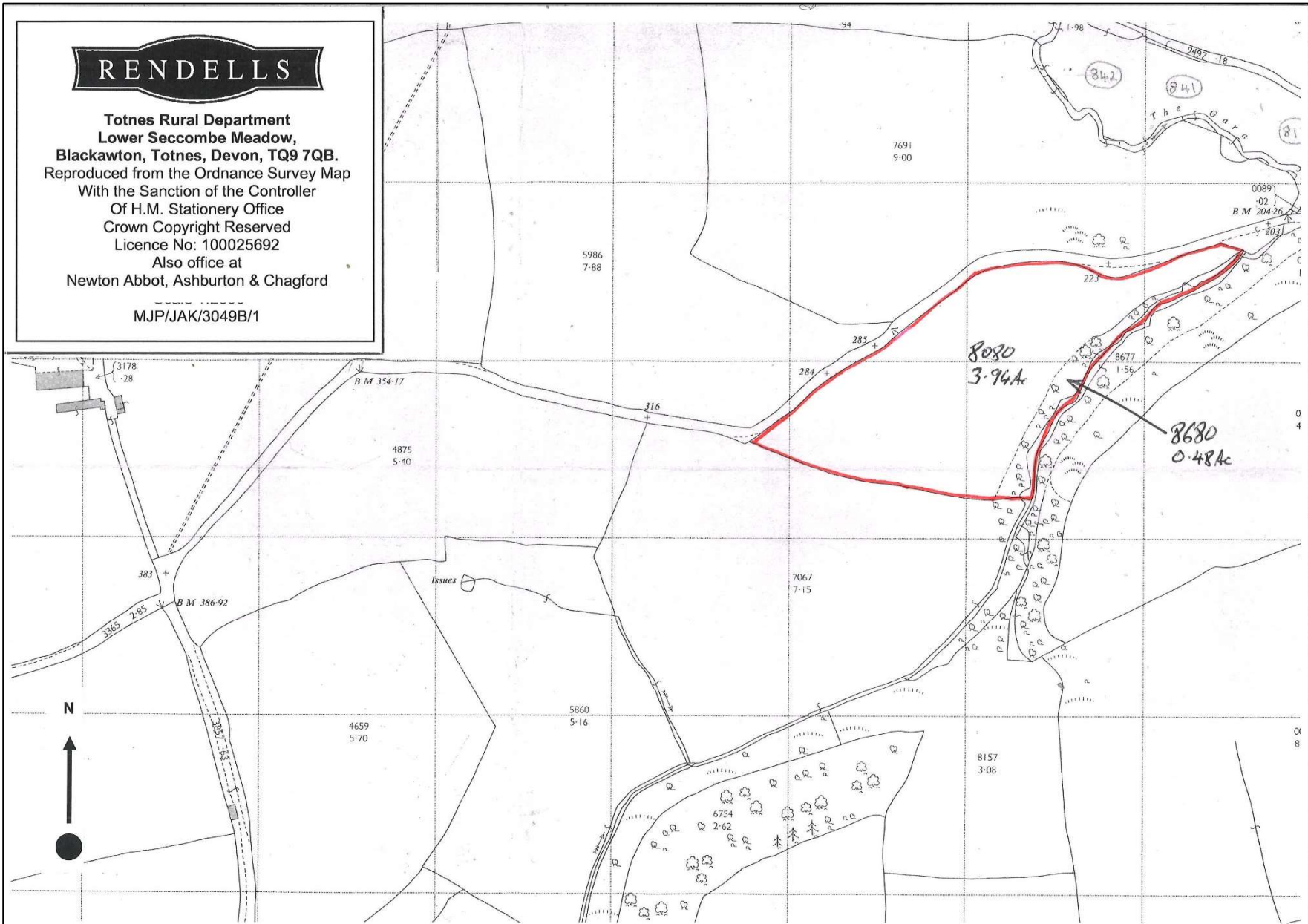
- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but 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.



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Totnes Rural Department
Lower Seccombe Meadow,
Blackawton, Totnes, Devon, TQ9 7QB.
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Also office at
Newton Abbot, Ashburton & Chagford

MJP/JAK/3049B/1



Disclosed Bidding Form

Lower Seccombe Meadow, Blackawton, Totnes, Devon TQ9 7QB

4.42 acres (1.78 hectares)

Offers in Excess of £60,000

I/We offer for the whole of the above land extending to 4.42 acres (1.78 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
