

Established



1816



20.01 ACRES OF LAND AT UPPACOTT  
Grass field and Woodland of approximately 20.01 acres (8.10 hectares).

Auction Guide of £120,000

For sale by online auction (Ending at 1400hrs on Tuesday 25<sup>th</sup> June 2024)  
DRC00856 – V3

Rendells - Chagford  
Rock House, Southcombe Street, Chagford,  
TQ13 8AX  
T: 01647 432277  
E: [dartmoor@rendells.co.uk](mailto:dartmoor@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

### Situation

The land is situated approximately 2 miles from both Chagford and Moretonhampstead. The land is situated within Dartmoor National Park with easy access and enjoys excellent views.

### Description

The parcel of land slopes in a south westly direction and the pasture is classed as Grade 4 on the Natural England Land Classification Maps and divided into two grass fields with a native woodland area to the northern part of the land. The pasture benefits from stock proof boundaries in good condition. The land also benefits a natural stream supply.

### Land Schedule

OS Number	Description	Hectares	Acres
SX7388 5102	Permanent Pasture	2.83	6.99
SX7388 6311	Permanent Pasture	2.68	6.62
SX7388 5627	Woodland	1.15	2.84
SX7388 5519	Woodland	0.41	1.01
SX7388 4617	Woodland	1.03	2.55
<b>Total</b>		<b>8.10 est</b>	<b>20.01 est</b>

### Basic Payment Scheme

The land is registered with the Rural Payments Agency.

### Stewardship Scheme

The land is not believed to be currently registered in the for-Countryside Stewardship (CS) or any other Agri Environmental Schemes.

### Wayleaves, Rights and 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.

### Sporting and Mineral Rights

All sporting and mineral rights are included in the sale, as far as are known.

### Tenure

The land is freehold and offered with vacant possession upon completion.

### Services

Stream Water.

### Covenant, Restrictions or Overage

The land will not be subject to any restrictions or overage by the vendor.

### Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

### Viewing

At any time during daylight hours by appointment with these particulars to hand. Please be aware that the land is not even and viewers do so at their own risk. Please telephone the office on 01647 432277 to book an appointment to view the land.

### Plan

The plan included with these sales particulars has been taken from the Ordnance Survey and is for identification purposes only. Would be buyers are advised to make a thorough inspection of the property to be fully aware of the extent and condition. The plan incorporated at the rear of these sales particulars is for identification purposes only and where different from the contract plan, the latter should prevail.

### Directions

From the A30 at Whiddon Down follow the A382 towards Chagford and turn Left at the crossroads to Uppacott and follow the road for one mile. Turn right and after 460 Yards the land will be found on your Left.

From Moretonhampstead take the Chagfrord road and then the first right turn after the roundabout on the A382, continue along the road and take the first left turn. Follow the road for 0.8 miles and the land will be found on your right.

---

**Method of Sale**

The Property will be offered for sale by Traditional Online Auction (unless sold prior.) The Auction end date is Tuesday 25<sup>th</sup> June 2024 ending at 14.00.

The Vendor reserves the right to withdraw or alter the property for sale prior to auction end date.

**Money Laundering Regulations**

In order to fulfil the Auctioneers' responsibilities under the Money Laundering Regulations all prospective bidders/purchasers will be asked to provide proof of identity. Acceptable documents include Passport, full driving licence or birth certificate (at least one photo ID) as well as council tax and utility bills. For further guidance and acceptable combinations of documents contact the Auctioneers.

**Special Conditions of Sale**

Rendells for themselves and the Vendors of the property, whose agents they are, give notice that: 1. These particulars do not constitute an offer or a contract nor any part of an offer or contract. 2. All statements contained within these particulars as to this property are without responsibility on the part of Rendells or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statement or representation of fact. 4. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and Rendells nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. Any intending purchaser is strongly advised to request from the auctioneers in good time prior to the auction a copy of the general conditions of sale. 7. A copy of the Agents' General Conditions of Sale are available on request from the Agents.

**Conditions of Sale and Memorandum of Agreement**

These may be inspected at Rendells, Rock House, Southcombe Street, Chagford, Devon TQ13 8AX, Or will be posted at a charge of £60 including VAT – payable in advance.

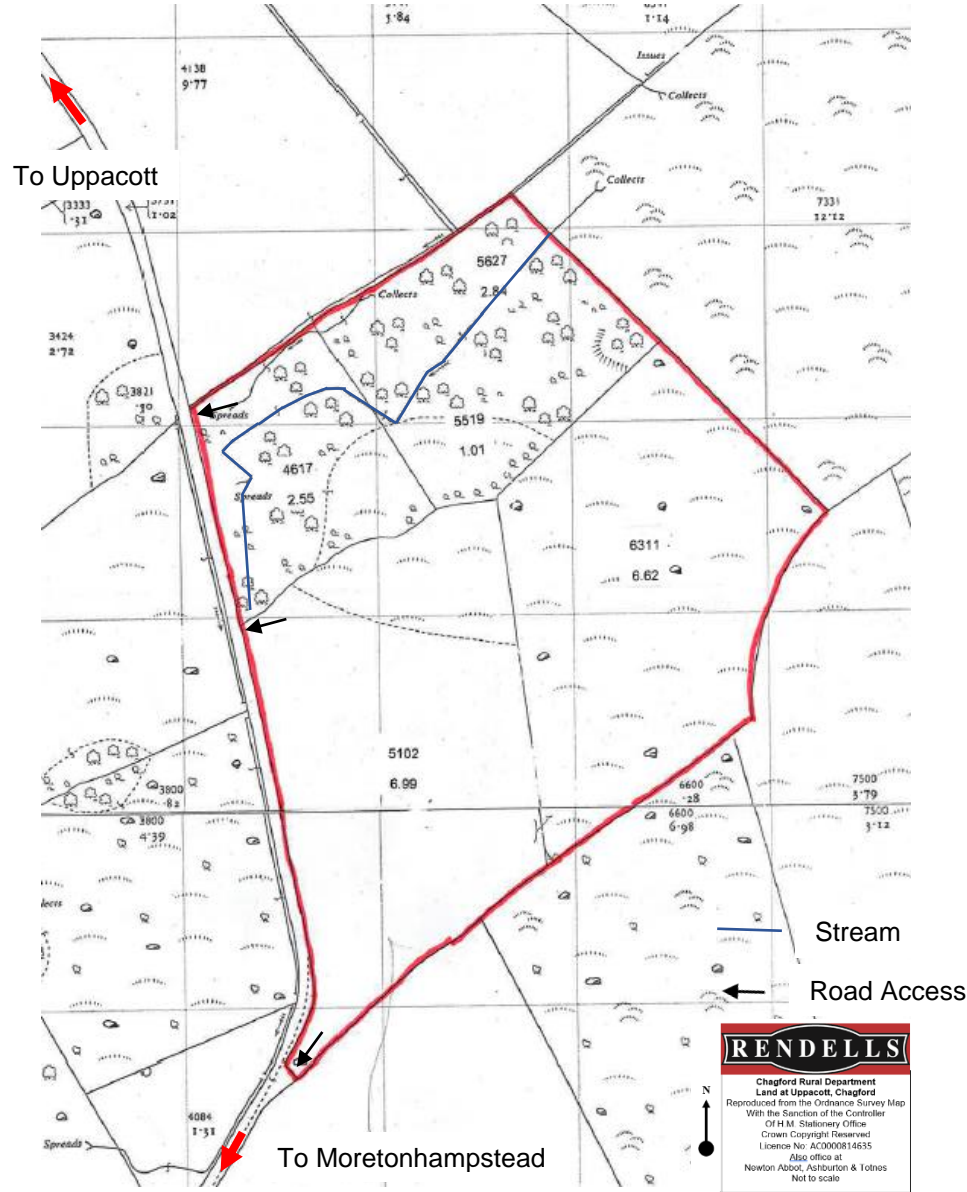
**Vendor Solicitors**

Mr David Read of Bowles & Co Solicitors, 18 Church Street, Epsom, Surrey, KT17 4QD. Tel: 01372 725241 or Email: law@bowlesco.co.uk



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.



Land at Uppacott,  
Moretonhampstead

