

Established

RENDELLS

1816



5.58 Acres of pastureland and stone barn at Waye Hill, Chagford

Guide of £150,000

Grass fields of approximately 5.58 acres (2.26 hectares). With Spring and Stream Water
DRC00895

Rendells - Chagford
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Situation

The land is delightfully situated approximately 0.6 miles outside the Stannary town of Chagford on its western side and is well situated within Dartmoor National Park with easy access and enjoys views over Chagford and towards the open moor.

Description

The parcel of land slopes southeasterly and is classed as Grade 4 on the Natural England Land Classification Maps. It is divided into two grass fields and benefits from stock proof boundaries. The land benefits from a natural stream water supply.

The land also has a traditional stone-built barn under a galvanised iron roof divided into two loose boxes with a loft space above (10.13m x 5.16m)

Land Schedule

OS Number	Description	Hectares	Acres
SX6986 0802	Permanent Pasture	1.21	2.99
SX6989 2009	Permanent Pasture	1.05	2.59
Total		2.26 est	5.58 est

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 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

Spring water which collects into the tank and supplies the tap by the barn. Please note the surplus water also supplies other land owned by the vendor. There is also a stream water supply in OS 2009.

Covenant, Restrictions or Overage.

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

Local Authority

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ

Dartmoor National Park, Parke, Bovey Tracey, TQ13 9JR

Viewing

At any time during daylight hours by appoint 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 Chagford, turn right at the square onto Mill Street and after 130 yards turn left onto Manor Road. Proceed up the hill and the land will be found on your left with a Rendells board.

What3words: appear.aimed.providing

Method of Sale

The Property is offered for sale by private treaty.



Consumer Protection from Unfair Trading Regulations 2008

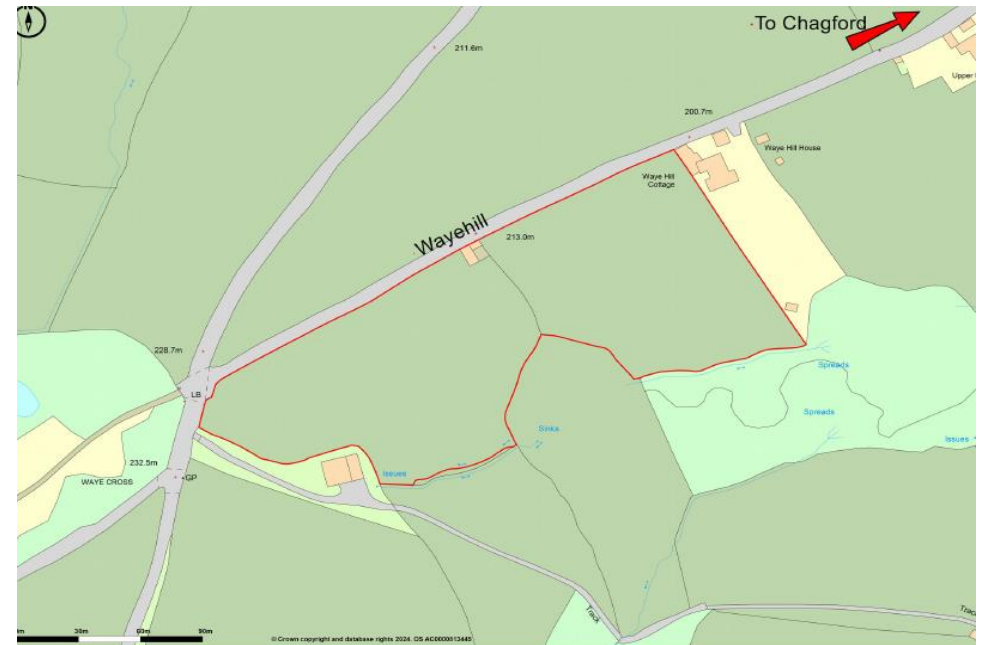
- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but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



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Plotted Scale - 1:2500. Paper Size - A4