



Crantock

Bridford Road, Christow EX6 7PG



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Offers in Region Of £140,000

Five acres of pasture with a spacious building located to the north of the Christow to Bridford Road in the Teign Valley and approached by a quiet country lane in an attractive situation, well suited to the keeping of livestock and ideal for horses (subject to planning) having a number of lanes in the vicinity.

- **5 acres with Agricultural Buildings**
- **North of Christow in the Teign Valley**
- **Agricultural & Equestrian uses (subject to planning)**
- **Good access off shared private lane**
- **Mains sub-metered electricity**
- **Mains sub-metered water supply**
- **Covenants will apply (see details)**

Situation

Situated just north of Christow, the land at Crantock occupies an idyllic position overlooking the picturesque countryside of Dartmoor National Park. This interesting holding is situated behind Crantock and is well located in a popular rural area with a number of residential properties nearby. The area is particularly suitable for horse riding along country lanes and Haldon Forest is within hacking distance. The two fields make good areas for exercising horses or alternatively the keeping of other livestock.

Buildings

Main Building 14.46m x 10.79m

Constructed with timber uprights, beams and purlins under a galvanised corrugated inner single pitch roof with earth floor. Concrete block walls with open spaced boarding. 12' galvanised iron and galvanised iron sheeted gate from the lane. Running along the walls by the lane is concrete standing with mangers and galvanised iron divisions for six cattle.

Internally there are **2 Livestock Stalls** 3.81m x 3.65m and 2.41m x 2.40m of timber and chipboard.

Electric point in the corner fed through a meter which the seller will read once a quarter and charge for electricity consumed at the going rate.

Fodder and Stock Building 18.4m x 5.84m

Adjoining the main building and constructed of concrete block walls and timber uprights, joists and purlins under a single pitch galvaprime roof. Concrete floor, concrete manger along one wall, gateway to main building and to access.

Land

The land is level or gently sloping and comprises two separate fields. Home Field immediately adjoins the building so that stock can shelter overnight. The field is bordered by earth banks with growth but the North boundary is post and netting fencing, some of which is enclosed with growth. The land is well suited for livestock, horses, rearing cattle and sheep.

The field on the opposite side of the lane (Sheep Field) is approached through a gateway at the South West corner. The field has a small holding area and is bordered by earth banks with growth. Along the southern boundary there are young Willows and Poplar trees and a small stream runs within the eastern boundary.





Services:

Mains electricity will be connected to the corner of the building charged by a sub meter on Crantock, the owners of which will charge for electricity consumed on a quarterly basis as recorded by that meter.

A water supply from the inspection chamber in the garden will be connected to the corner of this building passing through a meter. All water consumed through this meter will be charged at South West Water rates once a quarter. There is a small stream at the far eastern side of Sheep Field.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX
Dartmoor National Park, Parke House, Bovey Tracey TQ13 9JQ

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. There will be three covenants placed on the land and buildings;

- ◆ Land is to be used for grazing/agricultural/equestrian use only with no human habitation of the existing building.
- ◆ No extension will be permitted to the footprint or height of the existing building.
- ◆ No temporary structures, buildings, caravans, or similar to be allowed.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

The owners will erect and maintain thereafter a post and stock netting fence between points A and B as shown on the plan. Boundary ownership (where known) is marked by a 'T'. Shared hedge boundaries are marked with a 'T' on each side of the boundary.

Access:

Concreted access roadway from the public highway lane through double gates and running alongside building.

Viewings

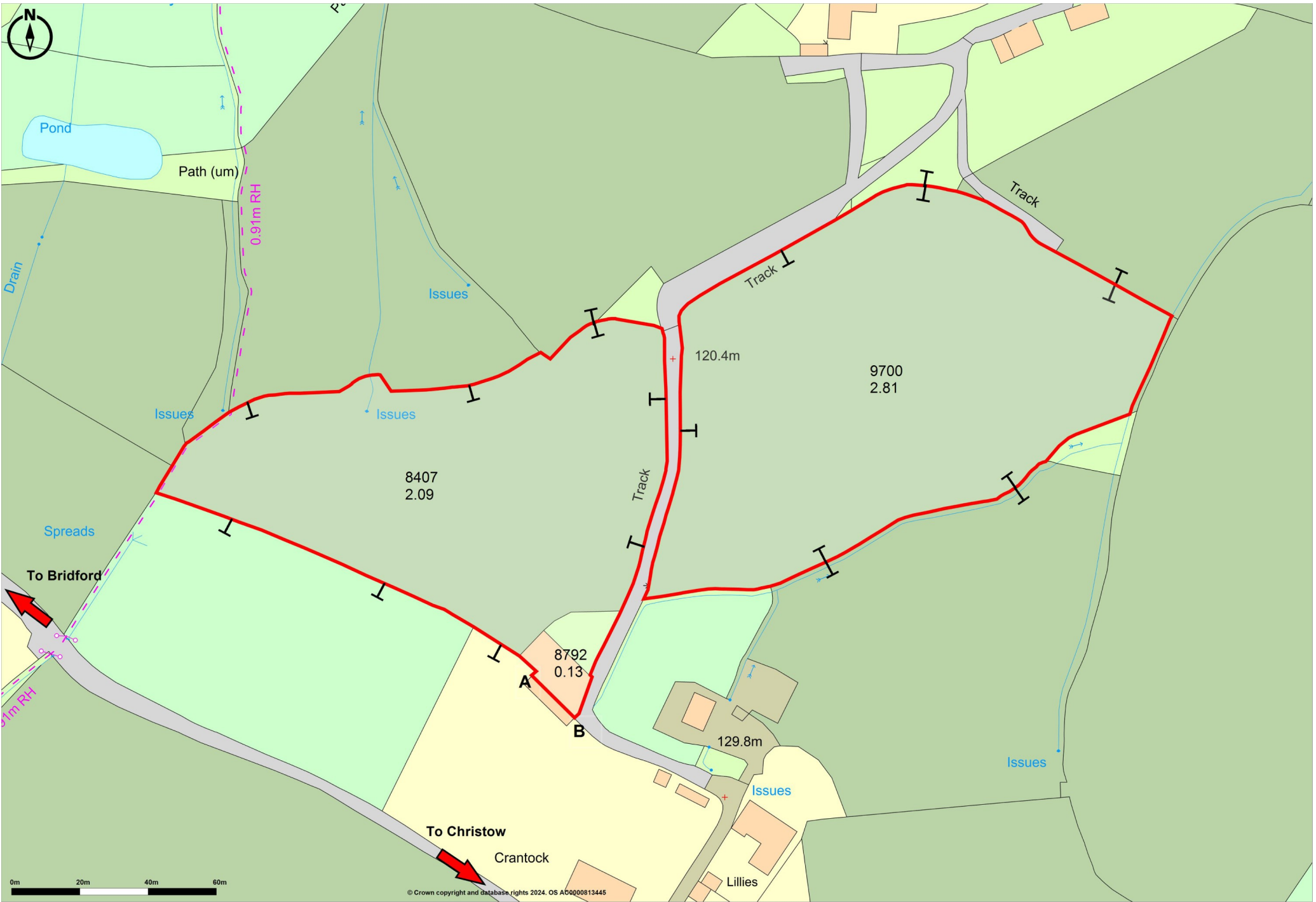
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

What3Words location: ///outwards.rationed.rules

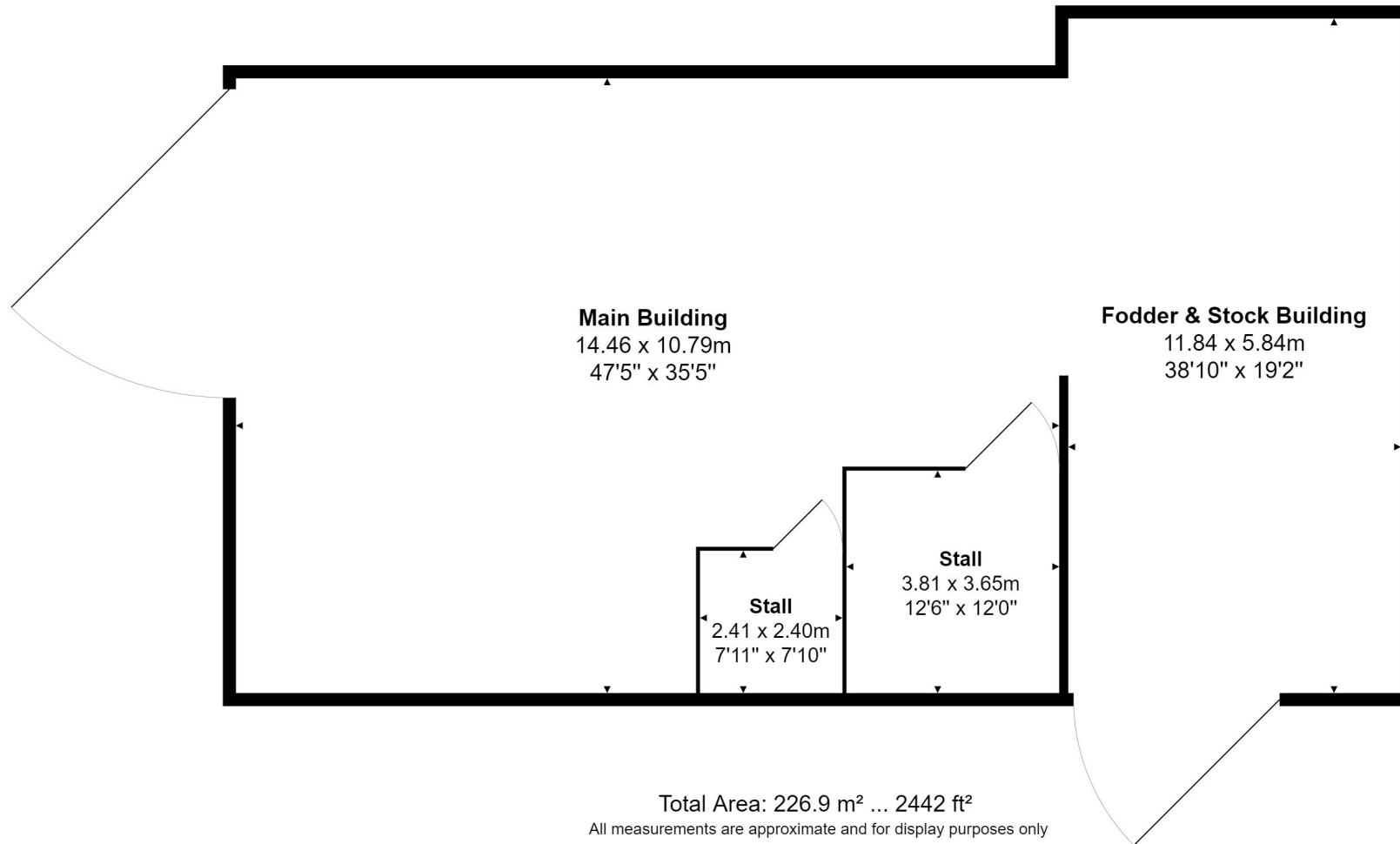
Land Schedule: (edged red on the land plan)

OS Number:	Description	Size (Acres)	Size (Hectares)
SX8285 8497	Permanent Grassland	2.09	0.85
SX8286 9700	Permanent Grassland	2.81	1.14
SX8285 8792	Building & Woodland	0.13	0.05
TOTAL:		5.03	2.04





Land and Building at Crantock



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 finalizing 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 finalizing 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.