

Established



1816



LAND AT MARDON DOWN, MORETONHAMPSTEAD

OIEO £100,000

19.35 Acres (7.83 Hectares) of rough pasture land adjoining Mardon Down Common and giving an opportunity to improve the pasture or enhance its wildlife potential or for afforestation purposes.
DRC00600

Rendells - Chagford
Rock House, Southcombe Street, Chagford,
TQ13 8AX
T: 01647 432277
E: dartmoor@rendells.co.uk
www.rendells.co.uk

Situation

The land is situated approximately 1.5 miles to the North of Moretonhampstead within the Dartmoor National Park and accessed off the Moretonhampstead to Clifford Bridge road, directly adjoining the open common of Mardon Down.

The Land

The land is a mix of rough pasture, and rushes served by a natural water supply but could be improved to form a good block of permanent pasture or its wildlife potential could be developed and enjoyed. Alternatively, it offers scope for afforestation.

The land slopes in a westward direction and enjoys uninterrupted views of Dartmoor.

The vendor will erect a stockproof fence between points A and B on the sale plan and thereafter retain ownership of the fence.

Shooting

Although the shooting rights are included in the sale there will be a covenant against shooting on the land in favour of the vendor.

Basic Payment Scheme

The land has been registered for the Rural Payment Agency's Basic Payment Scheme and 7.82 hectares of moorland entitlements are available for transfer if required and included in the purchase price.

Other Stewardship Schemes

The Land is not subject to any Entry Level, Higher Level or Mid Tier Stewardship Schemes.

CROW

The land is categorised as access land on Natural England's Open Access Maps. It is believed to fall into the category of excepted land.

Wayleave 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

The land is freehold subject to verification.

Schedule

| OS NUMBER | DESCRIPTION | ACRES | HECTARES |
|----------------|---------------|-------------------|------------------|
| Pt SX7687 1584 | Rough Pasture | 19.35 est. | 7.83 est. |
| TOTAL | | 19.35 est. | 7.83 est. |

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX 01626 361101

Local Planning Authority

The Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. 01626 832093

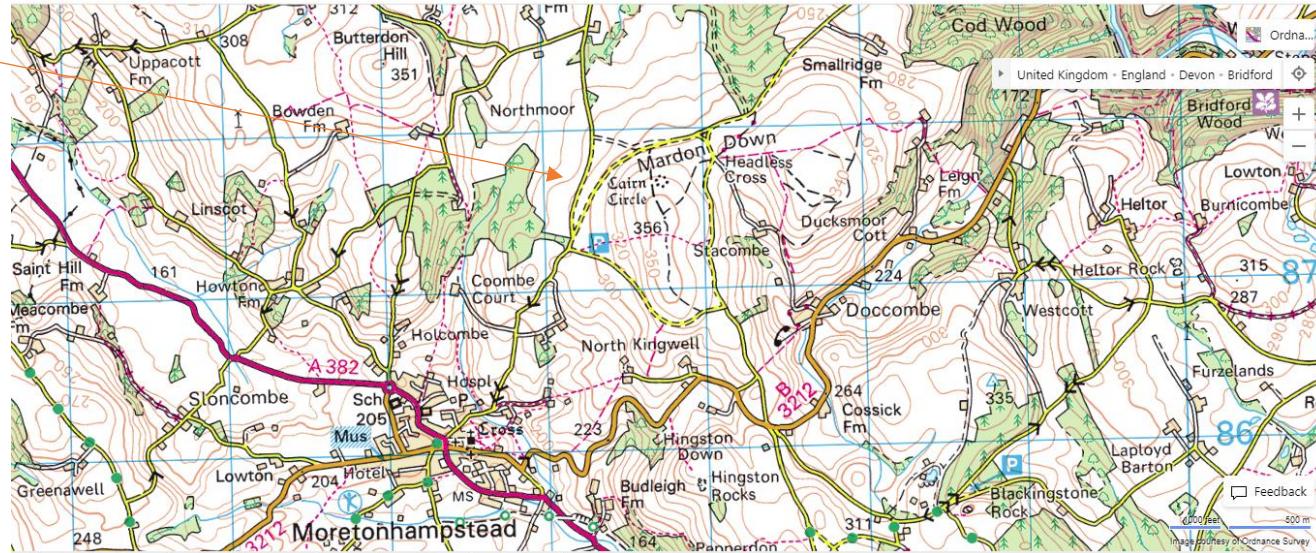
Viewing

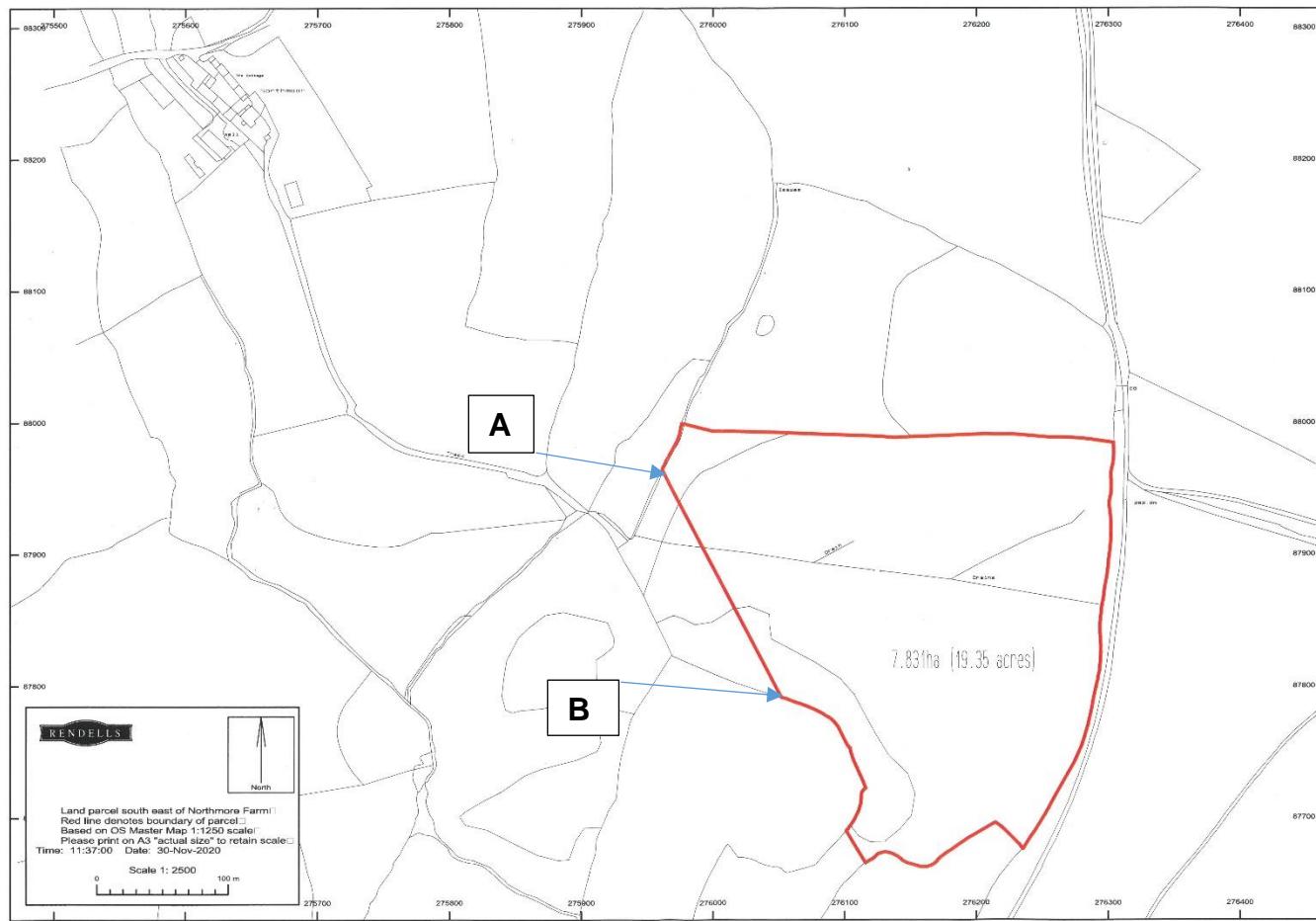
Strictly during daylight hours only with a set of particulars to hand and by telephone appointment with Rendells Estate Agents: 01647 432277. Please shut all gates and keep all dogs on a lead as there may be livestock in the fields.

Directions

From the cross roads in the centre of Moretonhampstead proceed towards the library but turn left into Lime Street proceed along this road for 0.2 miles until the road forks sign posted Clifford Bridge keep left at the fork and continue on for another 1.1 miles and the land will be found on the left hand side.

**Land at Mardon
Down,
Moretonhampstead**





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.