





A rare opportunity to acquire 7.07 acres (2.86 ha) of attractive grassland nestled in an attractive location in Littlehempston with far stretching views of the surrounding countryside and within close proximity to the A381 Newton Road.

- Approximately 7.07 acres (2.86 ha) in all
- Magnificent country views
- Permanent Pasture
- Potential for other uses including recreation/ amenity/ equestrian use (subject to planning)
- Mains water supply
- Gated access via shared grass lane
- For sale by Formal Tender with a closing date for tenders Tuesday 9th July at 12 noon

DIRECTIONS

From Totnes, proceed along the A381 towards Newton Abbot for approximately 4 miles and about 250 yards after the Redpost Filling Station, turn right off the layby which is located on the right hand side. Proceed up this grassed track for approximately 80 yards and the gateway to the land will be found on the right hand side.

What3Words Location – shops.portable.expecting

SITUATION

The land at adjoining Touchwood is situated in the hamlet of Redpost, within the village of Littlehempston just off the A381 Newton Road. The nearby town of Totnes is approximately 3.5 miles to south, whilst the town of Newton Abbot just 4 miles to the north. Ipplepen is about 2 miles away while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 6 miles distant.

DESCRIPTION

Extending in all to approximately 7.07 acres (2.86 hectares), as outlined in red on the site plan. The land is currently all down to permanent pasture, bound by mature Devon hedges. The land has been used in the past for livestock grazing purposes.

The land adjoining Touchwood is predominately of a gentle to moderate south and east facing gradient and would be very suitable for a variety of uses including grazing, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

The land benefits from far stretching views across to Dartmoor. The land is bordered on all boundaries by other agricultural land except for on its western boundary, which is bordered by the A381 Newton Road.

The land is accessed across a grass lane which is shared with the neighbouring farmer which leads up to the single vehicular width gateway located on the northern boundary of the land, as approximately marked by the letter 'G' on the site plan.

SERVICES

The land adjoining Touchwood benefits from a mains water supply feeding a water trough on the southern boundary of the land, as approximately marked by the letters WT on the site plan. The seller will undertake to install a sub meter within 6 weeks following legal completion and then charge the buyer for their water consumed at South West waters prevailing rate.

There is also a stream water supply running along the lower (eastern) boundary of the land.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as are known.

SPORTING AND MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

METHOD OF SALE

Land adjoining Touchwood is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders **Tuesday 9th July at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Land adjoining Touchwood'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for

the seller and provide a deposit equivalent to 10% of their offer price as their tender. If either of these two component parts are not submitted, their tender risks being declined.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller (see Legal Pack below) and provide a deposit of 10% of their offer price, as their tender.

If either of these two component parts are not submitted, their tender risks being declined.

Moreover, the successful purchaser will be liable to pay the sum of £1,500 + VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

LEGAL PACK

A copy of the legal pack for the land may be obtained from the seller's solicitors, Tozers LLP of 10 St Paul's Road, Newton Abbot Attention: Mark Meleady Tel: 01626 207031 or e-mail: m.meleady@tozers.co.uk

GUIDE PRICE

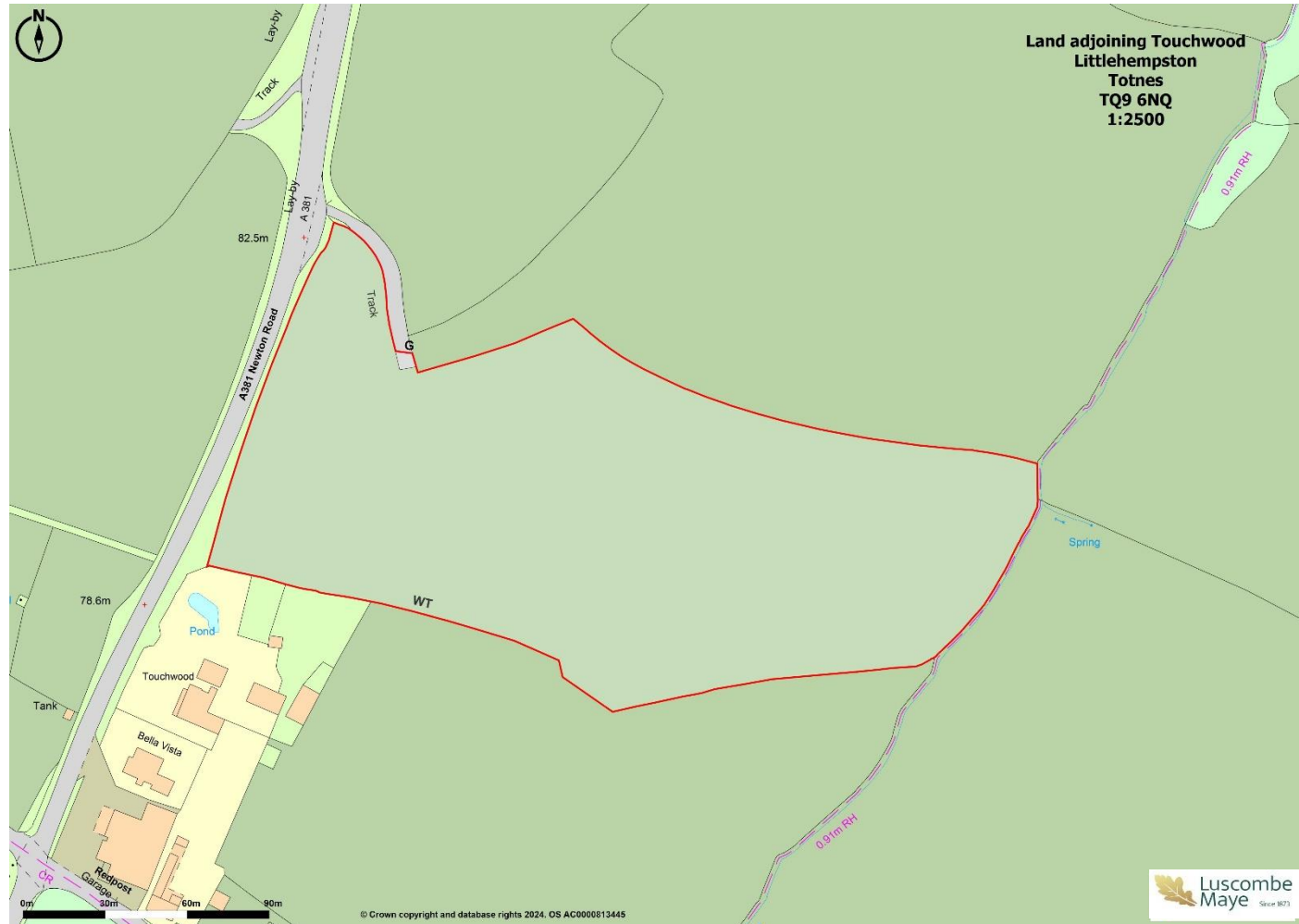
£95,000

LOCAL AUTHORITY

Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP.



Farms, Land & Smallholdings

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.