





The lane Shady Walk and former vegetable garden, off Shady Walk, for sale by Formal Tender

- Former vegetable garden and Shady Walk (0.34 acres) in all
- Long term development potential (subject to planning)
- Within close proximity of the town centre
- Near to existing residential properties
- For sale by Formal Tender

DIRECTIONS

From the centre of Modbury town take the road in a westerly direction towards Plymouth. Before reaching New Mills Industrial Estate on the right hand side, bear left into Church Lane. Proceed for approximately 200 yards and the entrance into Runaway Lane (Devon County Council maintained lane) will then lead to a gateway on the right hand side leading into the lane Shady Walk. The former vegetable garden is situated at the northern end of the lane Shady Walk.

What3Words location: speaker.described.ooze

SITUATION

This land is situated on the west side of the town of Modbury, in an Area of Outstanding Natural Beauty, in the South Hams area of South Devon.

DESCRIPTION

By reference to the site plan, the land is as outlined in red and extends to a total of some 0.34 acres (0.14 hectares).

The former vegetable garden area is situated at the northern end of the lane Shady Walk.

With a gentle south facing aspect, this area was used as the name suggests for growing vegetables and has a mature apple tree.

There are no services connected to the land but a pipe possibly suitable to connect to mains water has been left buried insitu on either side of the Church Lane hedge. No guarantees can however be given to its condition or actual suitability when it is exposed to potentially use it.

The lane Shady Walk was formerly the rear access to The Old Vicarage. It is partially bordered on the east side by an allotment field and the former vegetable garden.

On the west side it is bordered in part by The Old Vicarage garden and some agricultural land and an old building.

TENURE

The land is available for sale on a freehold basis with vacant possession on legal completion.

OVERAGE CLAUSE

An overage clause will apply in relation to the sale of this property such that 30% of the uplift in value will be paid to the sellers (or their successors in title) in the event that planning consent is gained for change of use to residential or commercial/light industrial/industrial. This clause will apply for a period of 30 years from the date of legal completion and this clause will be triggered on the date of planning consent being granted.

GUIDE PRICE

£75,000

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is Friday, 13th September 2024 at 12 noon. All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Shady Walk and former vegetable garden'.

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.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the sellers (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 plus VAT as an administration fee to Luscombe Maye in addition to their tender.

A tender which is accepted by the sellers 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, or in the time frame as set out in the legal pack.

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

LEGAL PACK

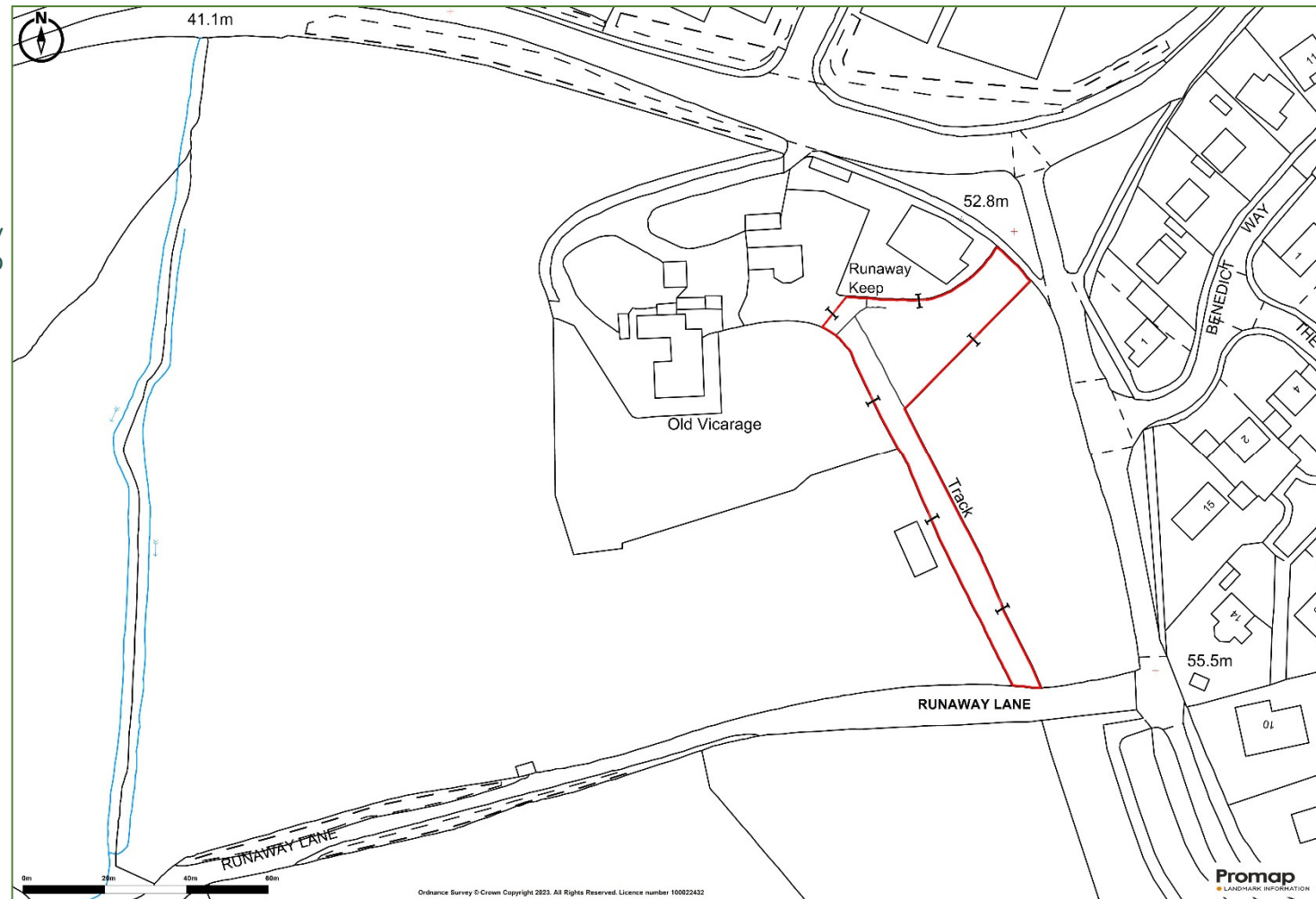
A copy of the legal pack is available from the sellers's solicitors, Howard & Over of Plym House, Longbridge Road, Plymouth PL6 8LT, attention: Donna Baker (Tel: 01752 556606 and e-mail: donna.baker@howard-over.co.uk), which buyers should read through thoroughly before submitting an offer.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

PLANS AREAS AND SCHEDULES

The plan showing the extent of the land to be sold is shown in these sales particulars and is for identification purposes only.



VIEWING

Strictly by appointment with the sole selling agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP. Telephone 01548 800183 for details.



Farms & Land
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