









## SITUATION

The land is situated on the eastern side of the residential street known as 'Town Park' in Loddiswell.

The nearest town of Kingsbridge is approximately 4 miles to the south, while the A38 dual carriageway expressway connecting to the M5 motorway is approximately 6.5 miles distant.

## DESCRIPTION

The land to the rear of Town Park extends to approximately 0.8 acres (0.32 hectares) in all. The full extent of which is outlined in red on the site plan below.

The land is currently all down to grass which is now with a small area of copse on the lower boundary closest to the main B3196 Kingsbridge to Loddiswell road.

Previously used as a pony paddock, the land is now slightly overgrown with natural vegetation due to infrequent use. The land is of a moderate south east facing gradient and is enclosed by stock fencing on south west boundary.

The land would be very suitable for a variety of uses including general recreation, amenity, or alternative uses, subject to obtaining the necessary planning consents.

The land benefits from an outbuilding constructed of concrete panels and timber cladding with a concrete floor, previously used for stabling purposes and as a storage area.

## ACCESS

Access to the land is obtained via a pedestrian width accessway over third party owned land. This accessway proceeds south between the residential properties known as 14 and 15 Town Park. The right of way is highlighted in orange on the site plan below.

This right of way allows access for all purposes at all times however the accessway is too narrow for vehicles.

The accessway is subject to the payment of 50% of the costs of its repair/maintenance.

## SERVICES

The land does not benefit from any services at the current time.

## 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.

## COVENANTS

The land is sold subject to the following covenants listed in the transfer dated 9 February 2021 as outlined in the Land Registry Title number DN733366.

- Not to carry out any development on the property within the meaning of section 55 of the Town and Country Planning Act 1990
- Not to obstruct the accessway, to include keeping the gates on the accessway in good repair and condition.

A copy of the transfer and title documentation for the land can be obtained from the Selling Agent.

## BOUNDARY OWNERSHIP

The current owner is responsible for maintaining the hedge bank on the most southern boundary backing onto the A3196 main road from Loddiswell to Kingsbridge and keep this in a neat and tidy condition.

## OVERAGE CLAUSE

The land is sold without any overage clauses as far as known.

## METHOD OF SALE

The land to the east of Town Park is offered for sale by Informal Tender with a deadline date for tenders of **Friday 2<sup>nd</sup> May 2025 at 12 noon.**

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 at any times.

Buyer(s) will be required to exchange contracts within eight weeks of their solicitor receiving a draft contract. known.

A tender form is available on request from Luscombe Maye, the Selling Agent.

## GUIDE PRICE

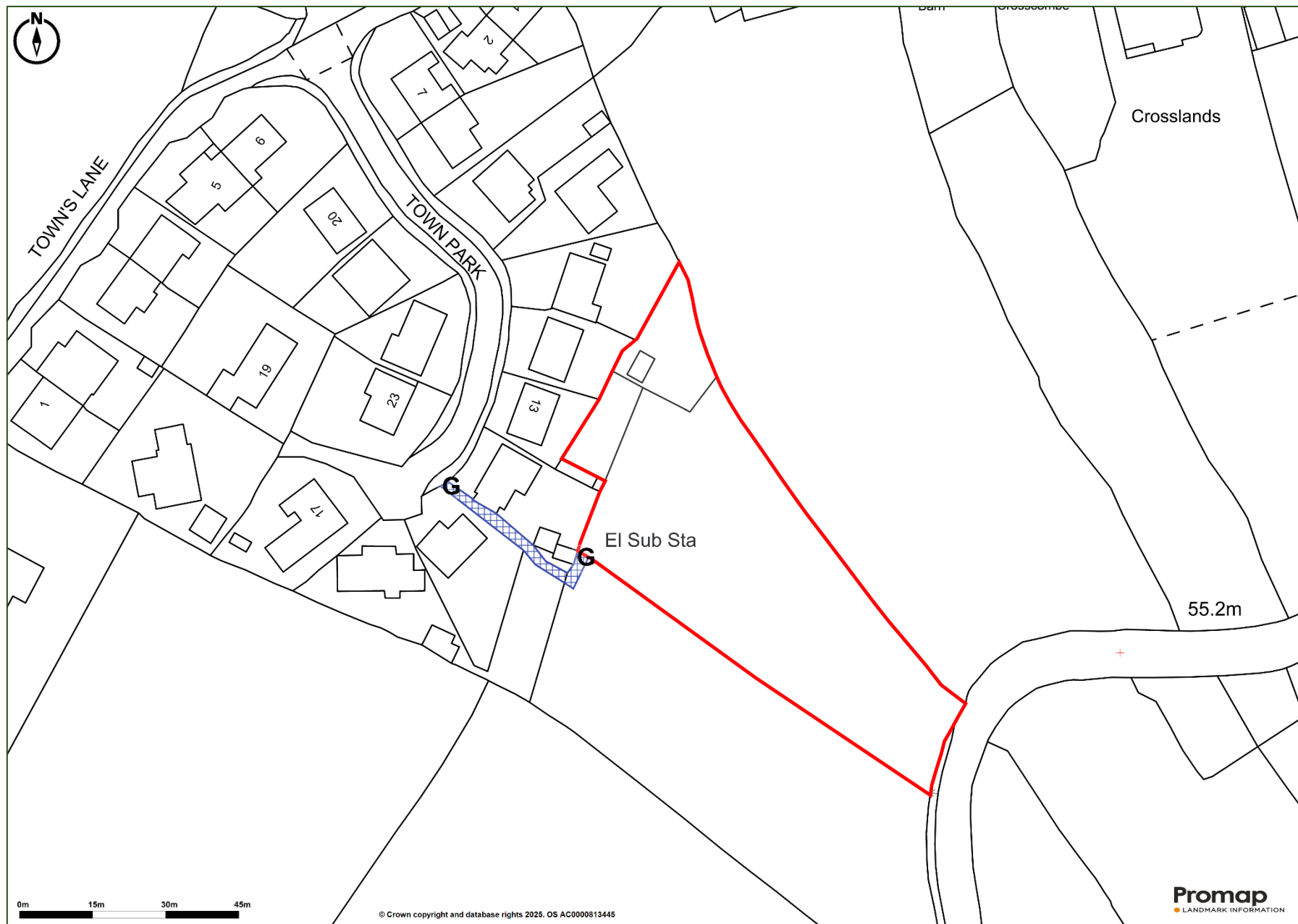
£15,000

## VIEWING

Viewings by appointment with the Sole Selling Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183.

## CONFIDENTIAL

Please note these sales particulars are confidential to you and for your sole use. They may not be published, in whole or in part, nor referenced in any document, circular, or statement without our prior approval of the context and form. You may share this information with your advisors, but it must not be disclosed to any other third party. We expressly disclaim any responsibility to third parties.



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.

### Farms, Land & Smallholdings

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 **Luscombe Maye**  
Since 1873