



PRICE GUIDE: £95,000

LAND AT LOVE LANE

Ashburton, Devon TQ13 7FJ

0.55 Acres (0.22 hectares) of amenity land near the centre of Ashburton town, easy access and close to amenities within the Dartmoor National Park.

For more information call Sawdye & Harris

01364 652652

DESCRIPTION The Land is situated in the middle of the market town of Ashburton within the Dartmoor National Park. The Land has a slight slope and spans 0.55 Acres just a stone's throw away from the local swimming pool and Primary School.

THE LAND The Land is enclosed by stone walls on either side of the boundaries with a wooden fence to the rear of the land which is partially adjacent to the rear gardens of two grade II listed properties. The access to the land is via two large gates off Love Lane.

SERVICES We understand that there are no services on this land.

WAYLEAVES, RIGHTS AND EASEMENTS The land has a transfer right that covers the boundary to the property and in this transfer, rights are granted to the owner of 46 East Street to inspect, maintain and repair the cables and pipes running through the plot. However, this does not extend the right to lay new cables.

TENURE Freehold with vacant possession upon completion.

TITLE NUMBER DN641314

VIEWING Viewing is by appointment only, therefore please contact Sawdye & Harris's Dartmoor office on 01364 652652.

DIRECTIONS - What Three Words: backtrack - wicket – shells

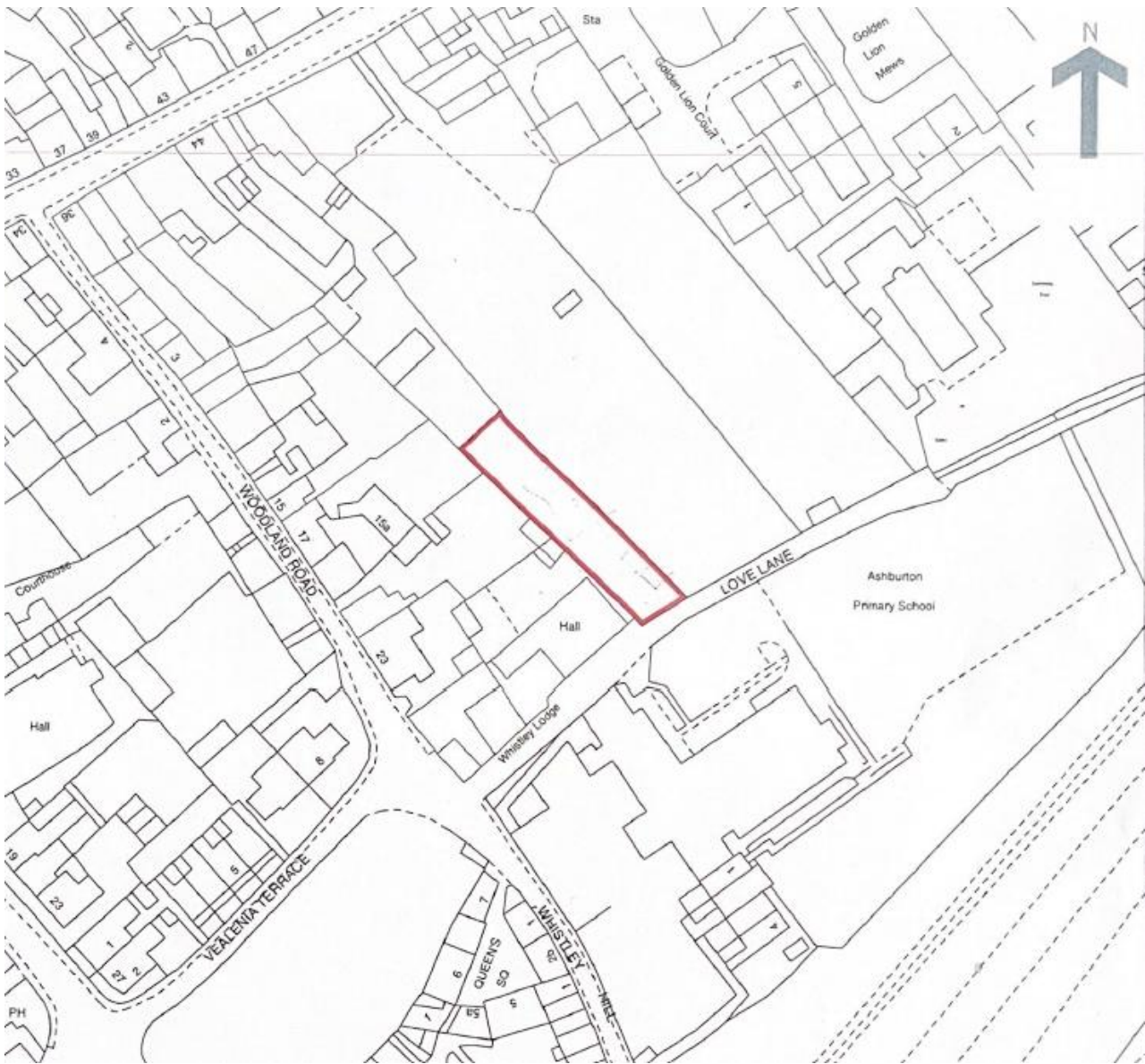
Passing Ashburton Primary school at the bottom of Whistley Hill, follow the sign post towards the swimming pool on Love Lane. Pass the cadet centre on your left and on reaching the land there are two large metal gates which leads to the land.

PLANNING Previous applications for a single storey dwelling have been submitted with Dartmoor National Park (application no. 0299/14 and 0270/17) however, were unsuccessful. Please visit Dartmoor National Park for further details.

NOTE For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings (If applicable). Items shown in photographs are not necessarily included. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.







Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk www.homeoffice.gov.uk www.ukradon.org
<http://list.english-heritage.org.uk> www.fensa.org.uk
www.landregistry.gov.uk

TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. **We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.**

SAWDYE & HARRIS

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