



PRICE GUIDE: £175,000

LAND AT BICKINGTON

Devon TQ12 6JX

For more information call Sawdye & Harris

01364 652652

A useful block of sloping pastureland and area of mixed and native woodland, extending to some 8.97 acres (3.6 hectares), sloping down to the Kester Brook. There is planning permission for the erection of an Agricultural Storage Building and Certificate of lawfulness for the siting and day use of a caravan. Freehold with vacant possession upon completion.

DESCRIPTION

A useful block of pastureland with mixed and native woodland, extending to 8.97 acres (3.6 hectares), which slopes down to the Kester Brook, a small stream providing the boundary to the lower part of the land.

The land is free draining and predominately bordered by a Devon hedge bank to the roadside. Access is directly from the highway though a five bar gate. The property is surrounded by farmland and yet is within a short distance to both Newton Abbot, Ashburton and the A38 Devon expressway.

There is also a Certificate of existing lawfulness for siting and day use of the static caravan which sits adjacent to the Kester Brook and woodland - 22/01486/CLDE. Further information can be obtained from the sole agents.

The land has planning permission for the erection of an Agricultural Storage Building under Planning Permission 22/00054FUL and ground works have commenced to include footing and mounting plates insitu - Further information can be obtained from the sole agents.

NB The Purchaser will be responsible for erecting a stock proof fence on the field boundary of the land within 60 days of completion.

SERVICES

Water - There is a spring water supply to the land.

Electric - There is currently no electric supply to the land.



SITUATION

The land is conveniently located and in elevated position within the district of Teignbridge. The land benefits from being in a rural location but close to both Newton Abbot and Ashburton, with all of their associated amenities. The A38 Devon expressway lies just over 6 miles to the West with links to Plymouth, Exeter and beyond.

TENURE

The land is being offered for sale on a freehold basis with vacant possession on completion. Please note the sale of the land forms part of the land registered under Title Deed DN524216. Please refer to the land plan and the area being sold filled in blue.

DIRECTIONS

What3Words:deleting.whites.logbook

VIEWINGS

Please telephone us prior to visiting the land to confirm your interest and to check that it is still available for sale. If there are important matters which are likely to effect to your decision to buy please contact us prior to viewing the land. We advise you check availability and make an appointment to view before travelling. Please take care as the land is steep in parts and there are horses and livestock grazing freely.



PLANS, AREAS AND BOUNDARIES

Any representation by the owner or agent is indicative only and should not be relied upon without clarification from a legal advisor.

The information contained within these particulars is produced for the convenience of prospective purchasers and their accuracy is therefore in no way guaranteed. The plan included within these sales particulars has been taken from the ordinance survey and is for identification purposes only. Please note the plan is not to scale.

The purchaser will be deemed to have satisfied themselves as to the quantity, quality and otherwise any other error, omission or miss statement shall not annul the sale no entitle either party to compensation no in any circumstances give grounds for any action at law.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There are no public rights of way over the property. The property is sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, restrictive covenants, easements and all wayleaves for masts, pylons, poles, stays, cables, drains, water and gas and other pipes were referred to in these particulars of not and subject to all outgoing or charges connected with or chargeable upon the property whether mentioned in these particulars or not.

BASIC PAYMENTS SCHEME

There are no basic payment scheme entitlements included with the sale of the land.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

GENERALLY

Sawdye and Harris for themselves and for the vendors of this property, whose agents they are give notice that: -

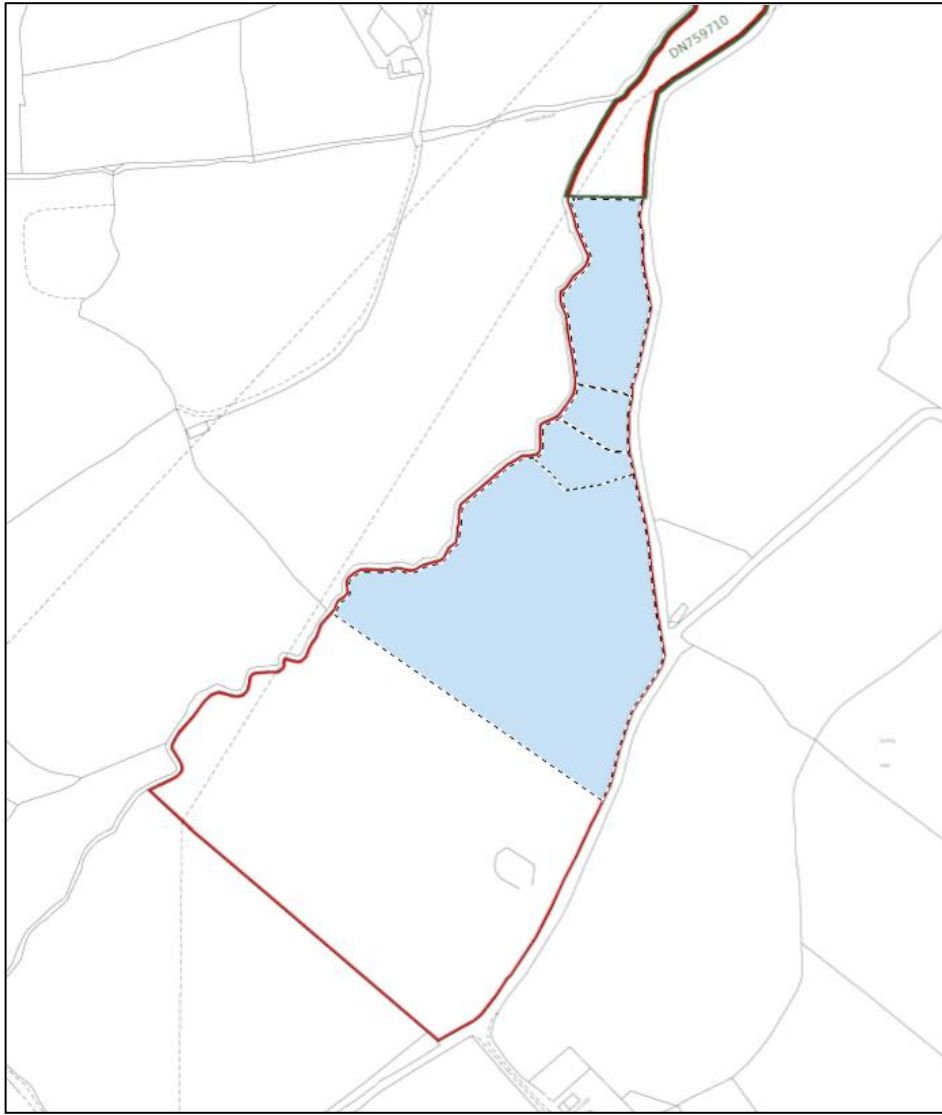
1. The particulars do not constitute an offer of a contract or any part of an offer of a contract.
2. All statements contained within these particulars as to the property are made without responsibility on the part of the agents or of the Vendors.
3. None of the statements contained in these particulars as the property are to be relied upon as statements or representation of fact.
4. Any intending purchaser must satisfy him/her/themselves by inspecting or otherwise as to the correctness of each of the statement contained in these particulars.
5. The vendor does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.

PLANNING

Prospective purchasers are to make their own enquiries of the local planning authority for alternative uses.



Not to scale



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

www.sawdyeandharris.co.uk

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Sawdye & Harris (Land & Estate Agents) Ltd - Registered in England No. 05280152

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