



PRICE GUIDE: £195,000

LAND NEAR NEADON

Bridford, Exeter EX6 7JE

For more information call Sawdye & Harris

01364 652652

A convenient opportunity to acquire a block of permanent pastureland extending to approximately 13.37 acres (5.41 hectares), steep in parts but with some commanding views. Situated on the edge of Bridford in the sought after Teign Valley in Devon. Freehold with vacant possession.

DESCRIPTION

The land comprise two parcels of lightly grazed pasture with some outstanding views. Extending to some 13.37 acres (5.41 hectares) and down to permanent grassland, is steep in parts but with good access off Neadon Lane on the edge of Bridford.

LOCATION

The land sits on the edge of the Teign Valley village of Bridford, approximately 1.5 miles from the village centre. Set within the Dartmoor National Park and the popular Teign Valley, the area is best known for its striking granite tors, steep wooded river valleys and heather covered moorland, offering a wide selection of recreational opportunities such as walking, cycling, riding and fishing on the River Dart and River Teign.

Exeter St David's train station has direct links to London Paddington. There is also an international airport in Exeter. The A38 (Devon Expressway) provides good access to Plymouth, Exeter and the M5 motorway network. The A30 offers easy access to Okehampton and Cornwall.

TENURE

The land is being offered for sale on a freehold basis with vacant possession on completion.

DIRECTIONS

From Exeter take the B3212 for Moretonhampstead, through the village of Longdown for approximately 4.5 miles, taking the next left turn for Chudleigh, Bridford, Christow (B3193). After 1.5 miles turn right at the T Junction for Moretonhampstead and almost immediately turn left onto Neadon Road. Continue for just over half a mile and the entrance to the land will be found on your left.

What3Words:- ///clean.poorly.inviting

SERVICES

We understand that water can be supplied by way of a shared supply with the installation of a check meter. The costs to be borne by the purchasers.

LOCAL AUTHORITY

Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Telephone: 01626 361101,

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ Telephone 01626 832093.



VIEWINGS

At any time with these details to hand during daylight hours. Please take care as the land is steep in parts. 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. Prior to a sale being agreed and solicitors instructed prospective purchasers will be required to produce identification documents to comply with Money Laundering Regulations.

PLANS SCHEDULES, PARTICULARS, ETC

The information contained with in 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.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all matters contained in or referred to in the Property Charges Register of the registered title, together with all Rights of Way, Wayleaves, Rights or Easements, whether public or private, which exist at the time of sale whether they are mentioned in these particulars or not.

STEWARDSHIP SCHEMES

The land is not registered under the Rural Payment Agency's Basic Payment Scheme and no entitlements are included and the land is not currently entered into any Stewardship Schemes.

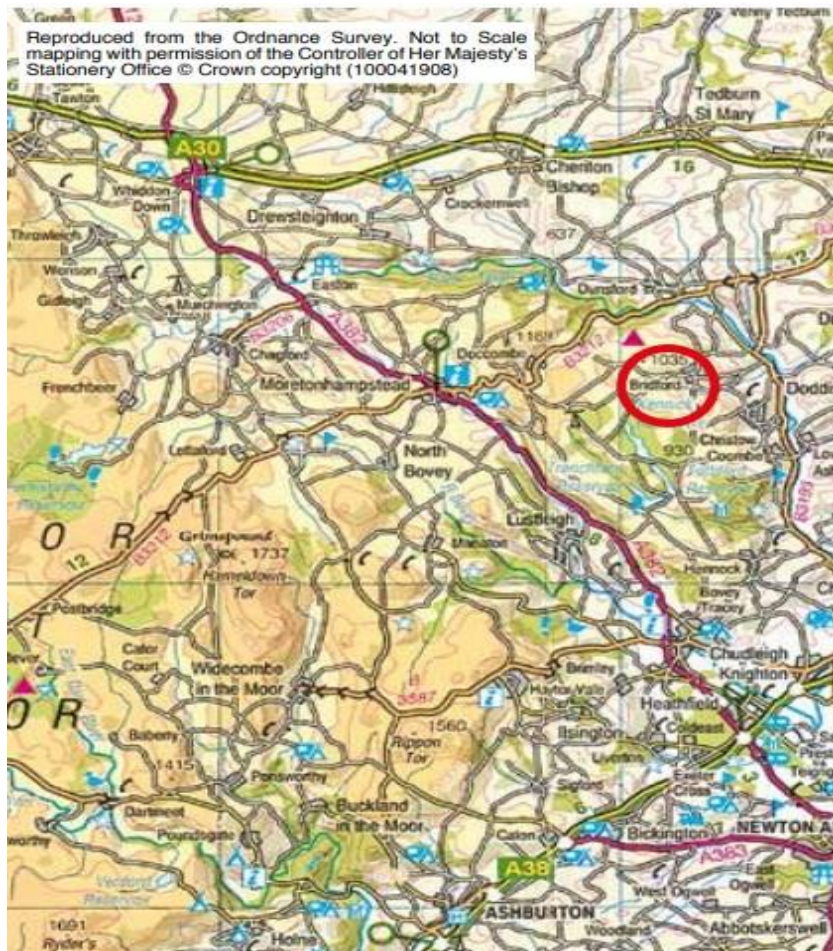
SPORTING AND MINERAL RIGHTS

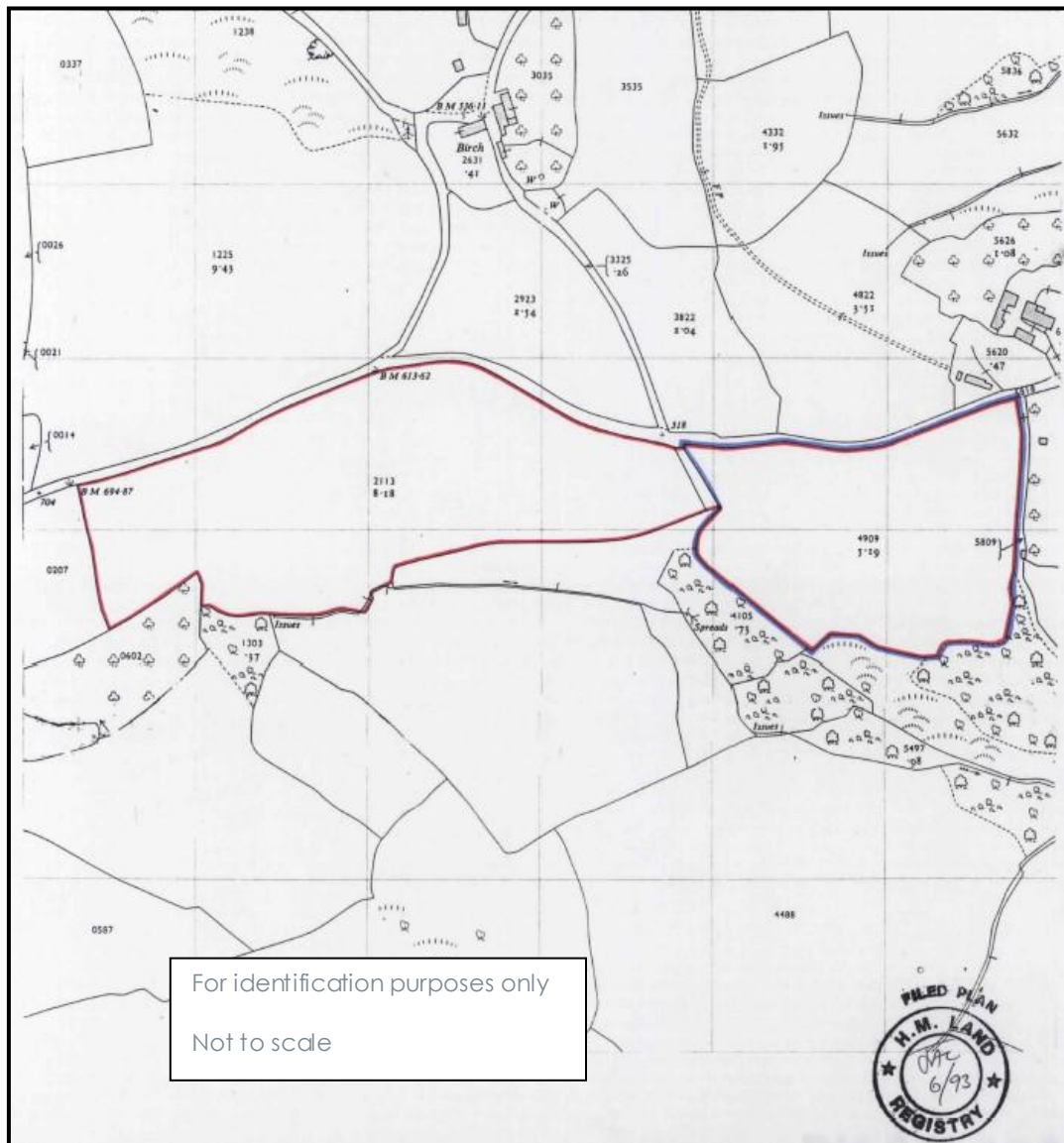
All sporting and mineral rights are included in the sale, as far as are known.

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.





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 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.

http://list.english-heritage.org.uk www.fensa.org.uk

www.landregistry.gov.uk

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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