

**PRICE GUIDE: £89,000**

**CHUDLEIGH**

Devon, TQ13 0NE

For more information call Sawdye & Harris

**01364 652652**

A superb opportunity to acquire a private woodland of 11.05 acres (4.47 hectares) on the outskirts of Chudleigh with an abundance of natural wildlife. Freehold.

## DESCRIPTION

A good sized parcel of woodland set on the outskirts of Chudleigh and extending to approximately 11.05 acres (3.28 hectares). The woodland is gently sloping with some steeper parts and features lush greenery, scenic trails, and abundant wildlife. Planted with a range of trees including ash, oak, cherry, sweet chestnut, blackthorn, whitethorn, whitebeam, crab apple and birch, the wood is a haven for nature enthusiasts and offers the perfect escape from the hustle and bustle of modern living.

There is a legal right of access to the woodland by crossing the adjoining fields as indicated by the dashed green line on the plan. Please contact the agents for further details.

## DIRECTIONS

What3Words: fallen.angel.adhesive – to the gate by the highway

What3Words: sundial.acrobat.sideboard – to the woodland.

## LOCATION

Located just beyond the bustling town of Chudleigh with its vibrant and activity community, the woodland enjoys the convenience of excellent transport links via the A38 to both Exeter (12 miles) and Plymouth (34 miles) with Newton Abbot (8 miles) also offering a good range of facilities.

Chudleigh itself is a small town with charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist, vet and facilities for numerous sports and pastimes.

## TENURE

The land is being offered for sale on a freehold basis with vacant possession on completion and forms part of the overall Title of DN343716 but excludes the land outlined in blue known as the retained land.

## SERVICES

No services are connected, nor is there any woodland maintenance plan or planting agreements currently in place.

## RIGHTS, EASEMENTS ETC

The property is sold subject to and with the benefit of all right of way (whether public or private) light, support, drainage, water supplies and other rights and obligation, easement, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks and Information Particulars or Special Conditions of Sale or otherwise and subject to all outgoing or charges connected with or chargeable upon the property

whether mentioned or not.

## RIGHTS OF WAY

We understand there are no rights of way or footpaths crossing the land.

## PLANS, SCHEDULES, PARTICULARS, ETC

The information contained in these particulars is produced for the convenience of prospective purchasers and the accuracy is thereof no way guaranteed. The purchaser will be deemed to have satisfied himself as to the quantity, quality and otherwise any other error, omission or misstatement shall not annual the sale nor entitle either party to compensation, not in any circumstances give grounds for any action at law.

## 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.

## VIEWINGS

Strictly during daylight hours only and applicants are required to inform the Agents before viewings. Applicants must have a set of the sales particulars to hand. Please note stock may be grazing in the adjacent fields.

Please telephone us prior to visiting the land to confirm your interest and to check the land is still available for sale.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the land. We advise you check availability and make an appointment to view before travelling to see the land.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

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

SAWDYE & HARRIS

[sawdyeandharris.co.uk](http://sawdyeandharris.co.uk)

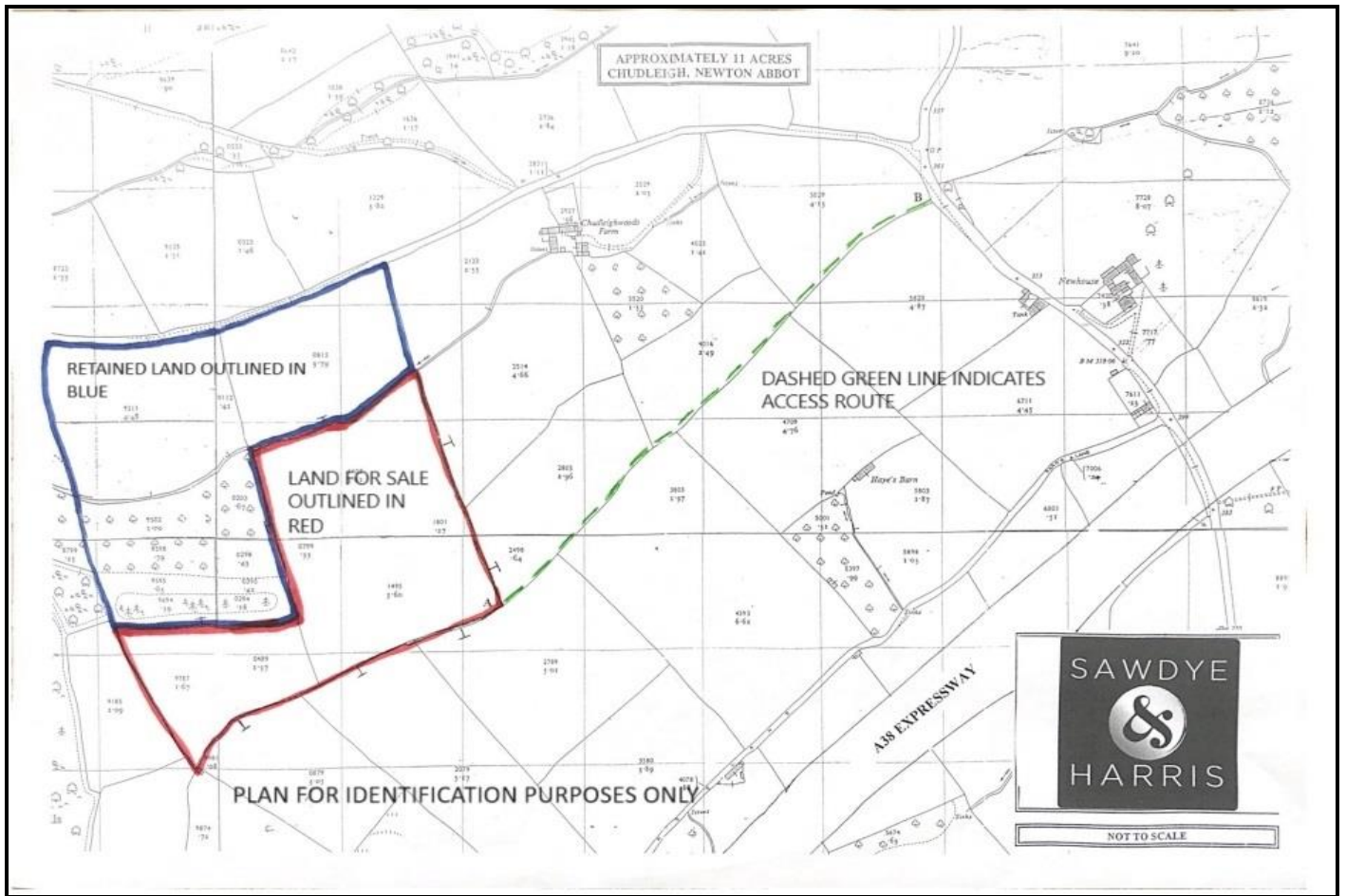
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Sawdye & Harris (Land & Estate Agents) Ltd - Registered in England No. 05280152

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NAEA  
National Association of  
Estate Agents



The area outlined in red is offered for sale.

SX Map Sheet	Field No.	Description	Size (Acres)	Size (Hectares)
SX 8680	1105		3.81	
SX 8679	1495		3.93	
	0799		.27	
	1801		0.33	
SX 8579	0489		1.37	
	9787		1.67	
<b>Lot 1</b>		<b>Total</b>	<b>11.05</b>	<b>4.47</b>