



**OFFERS OVER £65,000**

## LAND AT MAPSTONE FIELDS

Lustleigh, Devon TQ13 9SQ

For more information call Sawdye & Harris

**01364 652652**

A block of sloping pasture, laid out in three parcels and extending to 5.04 acres (2.04 hectares) in a convenient location and handy for Lustleigh. With access off the lane leading from Lustleigh towards Ellimore Farm, across a privately owned, rough track. There is a secondary right of access from Mapstone Hill. Please note there are footpaths crossing the land. Freehold with vacant possession.

## DESCRIPTION

A superb block of pastureland divided into three parcels of land and extending to 5.04 acres (2.04 hectares). With access off the lane leading from Lustleigh towards Ellimore Farm, across a privately owned, rough track. We are advised there is a secondary Right of Access off Mapstone Hill.

Please note there are footpaths crossing the land as shown on the land plan.

## SERVICES

We are advised that there are no services to the land. We understand that the land is served by a stream to the lower boundary.

## DIRECTIONS

Directions to the track leading to the land  
What3Words: ropes.rational.ignore

To the land and the gated entrance  
What3Words: shade.duplicate.plugged

The land can be identified by the For Sale board on the entrance gate.

## TENURE

The land is being offered for sale freehold with vacant possession on completion. Please note the plan is for identification purposes only and not to scale.

## SUBSIDY SCHEMES

The land is not believed to be registered with the Rural Payments Agency and there are no Agri-environment scheme's 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 way leaves 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.

## 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 annul the sale nor entitle either party to compensation, not in any circumstances give grounds for any action at law.



## LOCAL AUTHORITY

Dartmoor National Park, Parke, Bovey Tracey TQ13 9JQ  
Telephone: 01626 832093

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

## 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 to 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. Potential viewers are required to inform the Agents before viewings.

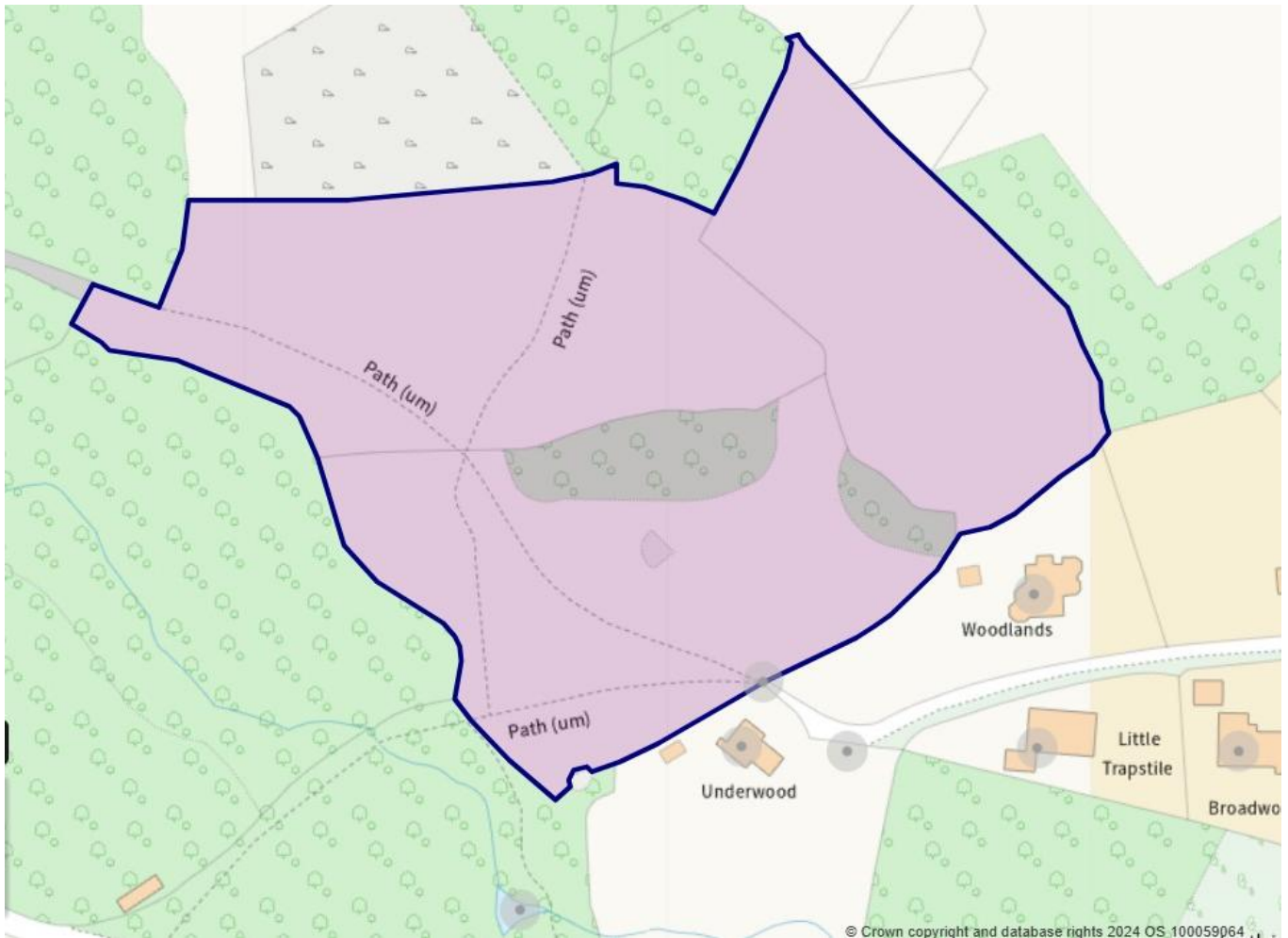
Applicants must have a set of the sales particulars to hand. Please note stock may be grazing in the adjacent fields so no dogs should be brought on any viewing. Please observe the countryside code.

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.





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](http://www.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. **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](http://www.sawdyeandharris.co.uk)

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