

Established

RENDELLS

1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

DRN 000000

Berry's Wood

Higher Budleigh Meadow, Bradley Barton, Newton Abbot TQ12 1UL



**3.81 acres (1.54ha) of Interesting & Attractive, Amenity Woodland within
close proximity to Newton Abbot**

Offers in Excess of £45,000

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: land@rendells.co.uk

Situation:

Situated within walking distance of Newton Abbot, Berry's Wood lies due west of the town center and neighbors a popular residential area. Berry's Wood is accessed through the gateway off Higher Budleigh Meadow.

Description:

An attractive site presenting an extensive example of ancient semi-natural woodland developed almost wholly on limestone and calcareous soils, a habitat rare in Devon. The woodland include a mixture of mature trees and saplings (Yew, Elm, Alder, Field Maple, Hazel, Common Lime, Ash, Beech & Oak). There is also a species rich lower layer featuring many varieties of fern, ivy, woodland floor flowering plants which provide a varied habitat for a diverse array of fauna. The property is predominately sloping to the north with overgrown Devon banks and other interesting features. To the south the woodland is stock fenced and adjoins agricultural pastureland.

Access:

The prescribed access is directly off the public highway known as Higher Budleigh Meadow through to a level clearing, neighbouring residential properties.



Woodland Management & Environment:

Currently the woodland is not under any schemes nor any management plan. The property is not receiving any payments or grants from DEFRA or the RPA,

Teignbridge Council have the woodland registered under W2 Tree Preservation Orders.

Berry's Wood falls within the River Lemon Valley Woods SSSI (Site of Special Scientific Interest) which is a formal conservation designation and is subject to restrictions enforced by Natural England. Last assessed in 2010.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8471	7212	Woodland	3.81	1.54
Total Area			3.81	1.54

Services:

There are no mains services connected to the property.

Wayleaves, Rights & Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

Tenure:

The property is freehold with vacant possession. Title No. pt DN685522

Local Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX
Tel: 01626 361101

Viewing:

Viewings by appointment only. Rendells Rural Department - Newton Abbot Office
(01626) 353881 or email: land@rendells.co.uk

Drone Photography:

A video can be viewed at **www.rendells.co.uk** and clicking on the details of the property.
Or follow the link: <https://youtu.be/E3hzNYAF31c>

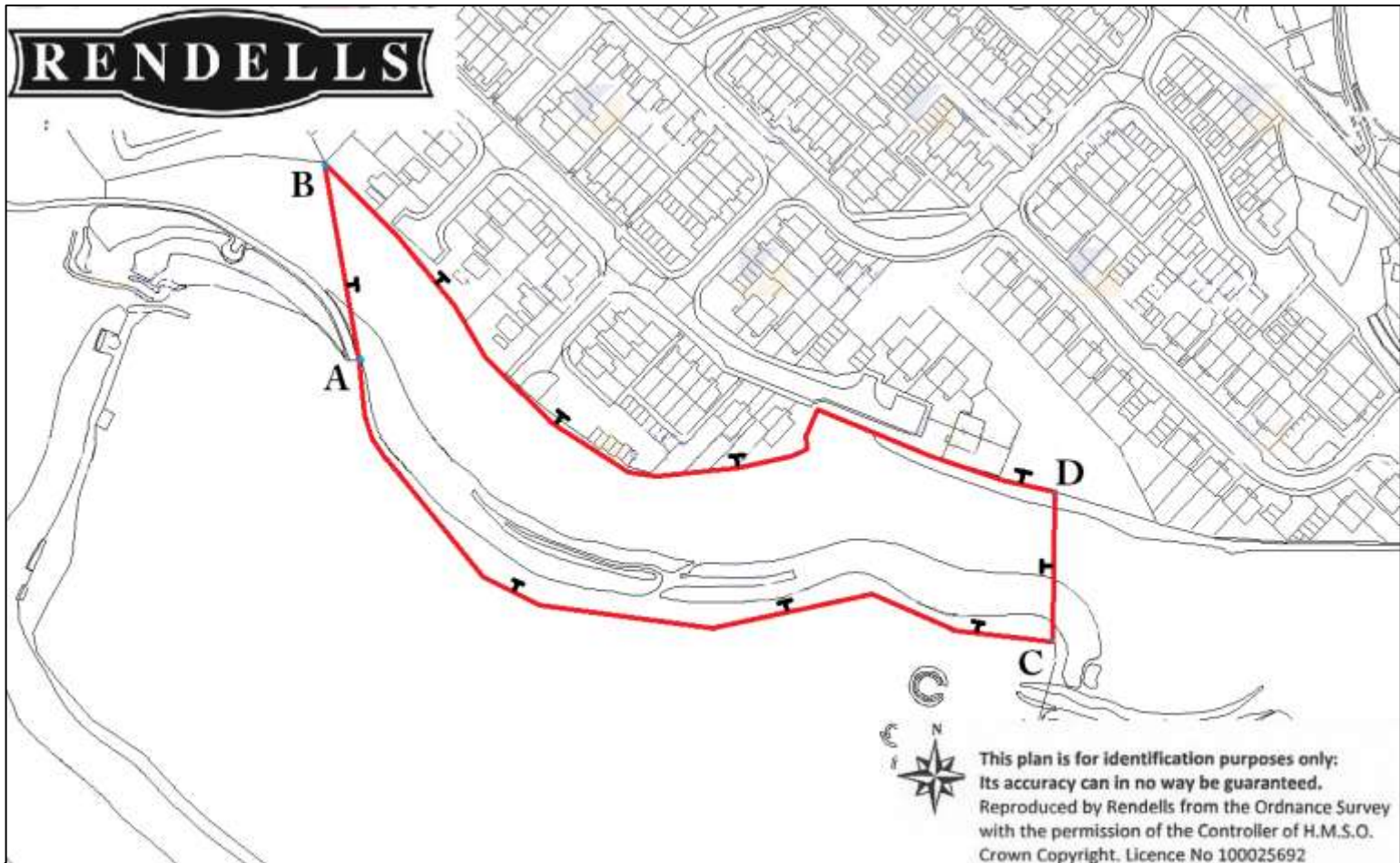
Plan:

The sale plans have been prepared from Promap and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Directions

From Rendells 13 Market Street continue along Market Street to the traffic lights, continue straight across onto Highweek Street. Continue to the roundabout and take the first exit onto Ashburton Road continue for around ½ mile and take the left turn into Barton Drive. Continue for 200 yards and then turn right onto Woodleigh Road, continue upwards and take the third left turn onto Lower Budleigh Meadow. At the T junction turn left onto Higher Budleigh Meadow and the entrance will be 150yds on your right hand side with a Rendells sales board.

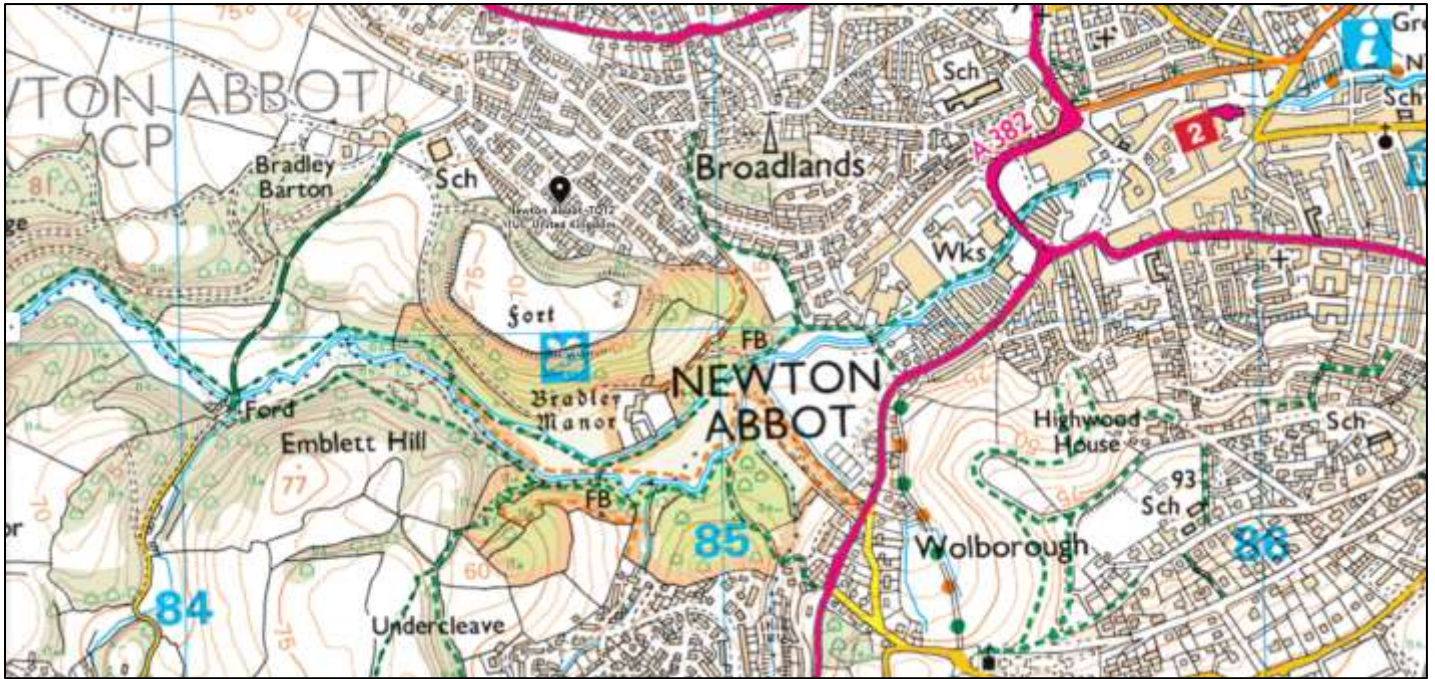
Berry's Wood – 3.81 acres off Higher Budleigh Meadow, Bradley Barton, Newton Abbot TQ12 1UL
Sales Plan:



Health & Safety:

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

Location Plan:



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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