

Established



1816

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

Land For Sale

Land at Shillingford St George, Exeter, EX2 9UP

DRN00998 – Lot 1
DRN00999 – Lot 2
DRN01000 – Lot 3
DRN01001 – Lot 4
DRN01002 - Whole



5.12 acres (2.07ha) of land divided into 4 parcels measuring to around 1.28 acres (0.52ha) with a mains sub-metered water connection & road access. Available in Lots or a combination of Lots or as a Whole.

Offers in the region of £50,000 per Lot

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

Situation:

The land is situate to the southwest of the village of Shillingford St George, a village with a range of amenities located only 3 miles from Exeter and less than 1 ½ miles from the A38. The land is located near a number of similar lanes and bridleways and hacking opportunities.

Description:

The land is a field that extends to approximately 5.12 acres located on the outskirts of Exeter. The land is of a useful size, ideal for equestrian or smallholding purposes with a mains sub metered water supply, dual access off the public highway, an electric pole located up on the land and stockproof fencing to most perimeter boundaries.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 9087	1942	Pasture	5.12	2.07

Services:

There is a newly connected metered water supply located at point M on the sales plan. This supply will have the right to lay a pipe and be sub metered to each Lot along M to N to O to P.

There is an electric pole located on the land to the south in the hedge a right to connect and lay a cable to each Lot shall be reserved. Applicants are advised to make their own enquiries with the relevant authorities.

Tenure:

The property is available freehold with vacant possession.

The property is available as a whole or in its subsequent Lots or a combination of Lots.

Wayleaves, Rights & Easements:

The land is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

A right of access for all vehicles and all purposes at all times shall be granted from the road gateway A to B and separately from the road gateway at X to Y. Between points A to B & X to Y there will be a right to construct a stoned or hardened track no wider than 14ft taken from the foot of the hedge.

Covenant, Restrictions or Overage:

The land will not be subject to any restrictions or overage by the vendor. However, the land cannot be used for industrial or commercial use.

Local Authority:

Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JN – Tel: 01392 277888

Boundaries, Roads & Fencing:

The Purchaser/Purchasers shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges. The boundaries mainly consist of mature hedgerows, the purchaser will be responsible to keep the public highway hedgerows tidy and maintained for vehicular use.

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Each purchaser will have to erect a fence along the lotted sales boundary within 6 months of purchase. The fence shall consist of tanalised round fencing posts, galvanized stock netting and two strands of plain wire. Each Lot shall be responsible for the maintenance of the boundary to the north, south and east of each Lot.

Viewing:

Viewing is available during daylight hours subject to prior registration with **Rendells Newton Abbot** Tel no. 01626 353 881. Buyers will need to have a copy of the particulars to hand.

Directions:

From the A38 heading north take the A379 exits towards Marsh Barton continue for 1 mile then turn left onto Chudleigh Road after 0.3miles turn left onto Waybrook Lane. After 0.5 miles turn left onto Shillingford Road follow the road for 0.7 miles and turn left onto Sampsons Hill. Take the first right and continue along the lane passing the properties on your left. The field gateway at A shall be on your Left. Continue to the T junction turning left continue 100 yards and the field gateway at X shall be on your left.

What3Words:

Gateway A (Lots 1 & 2): [///member.tubes.solve](https://www.3w.co.uk/membership/solve)

Gateway X (Lots 3 & 4): [///shop.apron.swim](https://www.3w.co.uk/shop/apron.swim)



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.

Plan:

The sale plan has been taken 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.

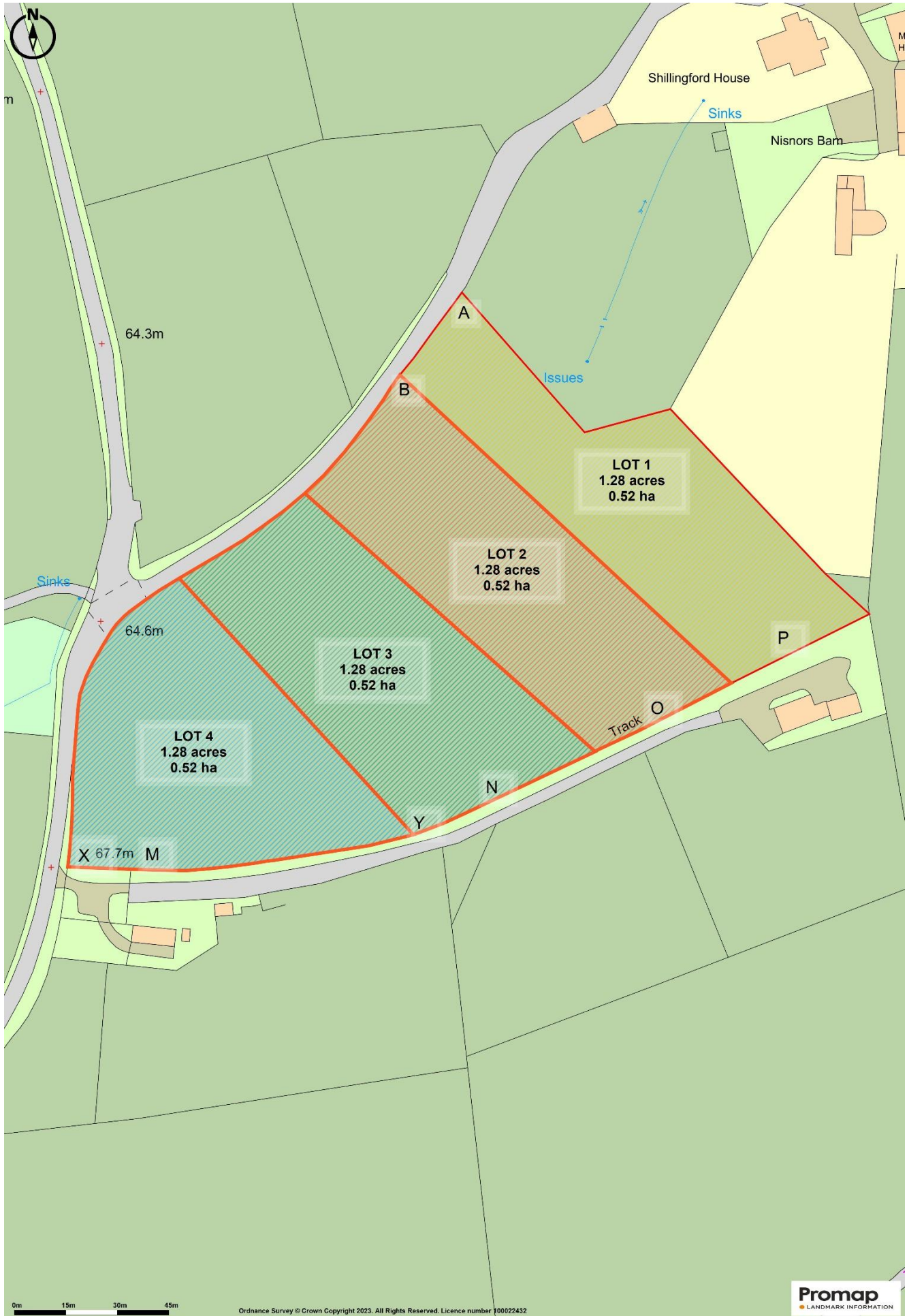
Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

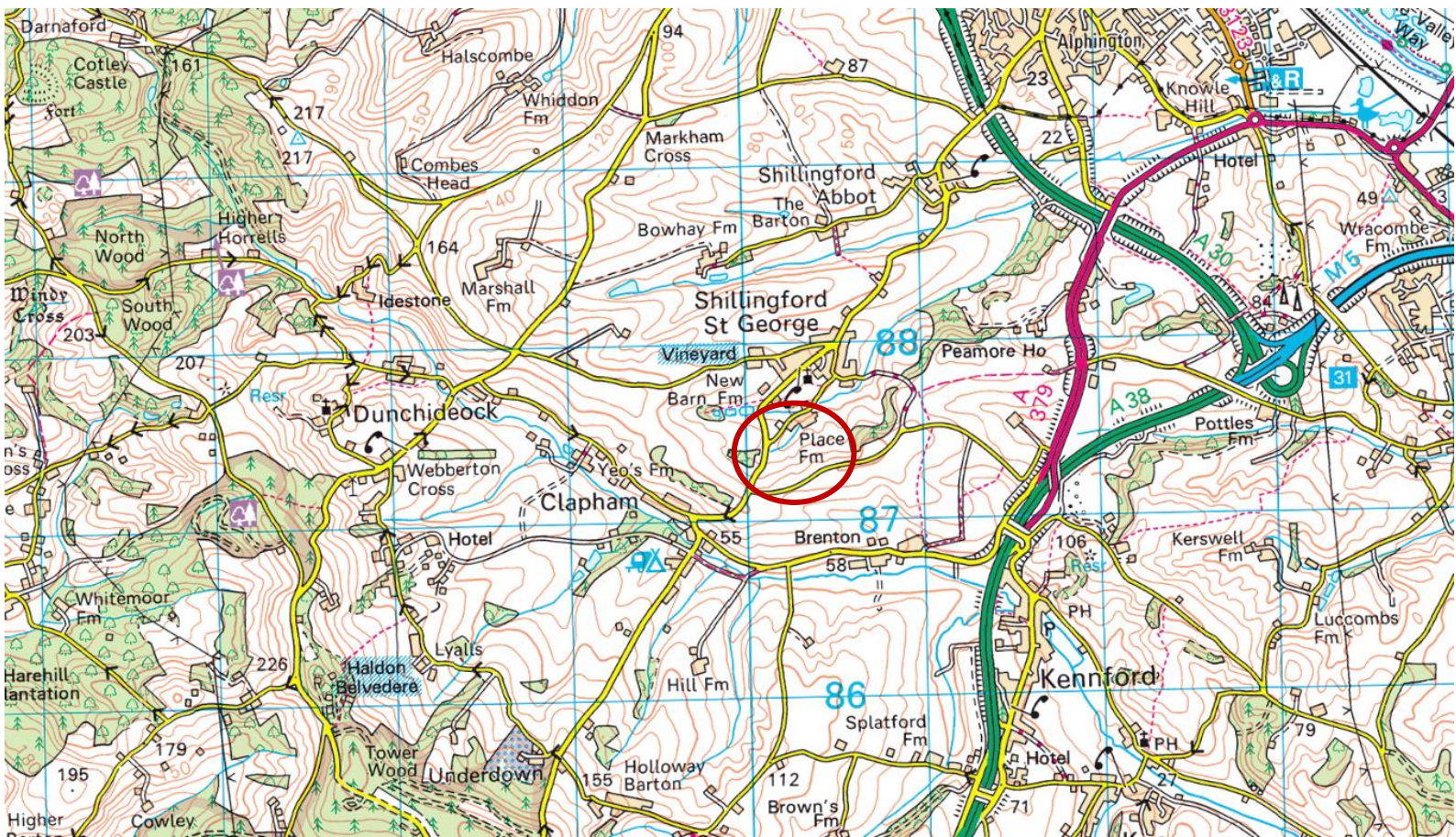
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Sales Plan:



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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www.rendells.co.uk

