

Established

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DRN01020

## **Barn & Land**

**at Buckleys Harraton, Modbury, South Devon PL21 0SU**



**Agricultural farm building and yard, with possible potential for development (stpp) including 5.78 acres (2.34ha) of land.**

**Guide Price £100,000**

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

## Barn & 5.78 acres of Land at Buckleys Harraton, Modbury OPL21 0SU

### Situation:

The property is situate 1 ½ miles from Modbury, 3 ½ from Bigbury on Sea, 5 miles from Kingsbridge, 4 Miles from Ivybridge and the A38.

### Description:

The building and yard is located to the south of the A379, off the lane to Leys Harraton. The building have been utilised to house and feed cattle however it is currently in need of repair. A planning application was lodged with supporting documents ref. 02/0352/06 and then later withdrawn.

Subject to the necessary planning permissions there may be the possibility of redevelopment, all potential purchasers must make their own enquires, the property is within the South Hams AONB.

The property benefits from an electricity supply that has been currently isolated at the nearest pole. There is a spring fed water supply and a right has been reserved in favour for the laying of a pipe under the land to the north for a connection into the mains supply along the A379.

The building and yard benefit from the adjoining fields to the south that measure 5.69 acres and are gently sloping of mainly permanent pasture with well-established hedgerows and trees.

### Schedule of Land:

SX Number	Field Number	Description	Acres	Hectares
SX6750	3645	Buildings & Yard	0.09	0.04
SX6750	3645	Grassland	4.41	1.78
SX6750	4536	Grassland	1.28	0.52
		<b>TOTAL</b>	<b>5.78</b>	<b>2.34</b>

### Tenure:

The property is freehold and offered for sale with vacant possession.  
Land Registry title registration in part DN630085.

### Boundary Ownership:

Where known is marked by a 'T' on the plans. Note the 'red lines' on all photographs depict the approximate position of the boundaries and are for guidance only.

### Plans:

A plan of the parcel has been prepared from Promap mapping software. This is not to scale but gives guidance of the overall extent of the property. Would-be purchasers are advised to make a thorough inspection to make themselves aware of the composition and extent of property, all measurements are approximate.

### Access:

Direct access is off the public highways.

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### **Local Authority:**

South Hams District Council, Follaton House, Plymouth Rd, Totnes TQ9 5NE  
www.southhams.gov.uk. Tel: 01803 861234.

### **Services:**

#### **Water:**

There is a spring fed supply. A right over the parcel of land to the north as part of DN630085 will be reserved in favour of the barn and land to allow a water pipe under the property from a mains connection along the A379.

#### **Electricity:**

There is a mains supply that comes from a pole located to the north east within DN455707. All rights have been registered by a wayleave, currently this supply has been isolated.

#### **Utility Providers:**

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR, Tel: 0344 346 2020.  
National Grid (WPD), Clover Nook Industrial Estate, Grange Cl, Somercotes, Alfreton DE55 4QT,  
Tel: 0800 6783 105

#### **Basic Payments:**

The property is registered with the Rural Payment Agency. There are no entitlements included in the sale and no availability nor any future Basic Payments.

#### **Environmental Stewardship:**

Currently the property is not entered in any stewardship schemes, environmental land management schemes or farming incentives.

#### **Sporting & Mineral Rights:**

These belong to the property and will be transferred with the purchase.

#### **Wayleaves:**

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. The agent does not believe there to be any public rights of way or footpaths across the property.

#### **Directions:**

Upon leaving the A38 Devon Expressway towards Plymouth take the exit at Wrangaton. Turn left onto the A3121 towards Modbury. At Kittaford Cross continue straight across onto the B3196 signposted for Loddiswell and California Cross. At California Cross continue past the filling station



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taking the second left signposted Bigbury (B3392) continuing for 2.5 mile to Harraton Cross turn left onto the A379 continuing for 200 yards and turn right and the entrance shall be on your right.

**Fixtures & Fittings:**

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

**Viewing Arrangements:**

The property may be viewed by arrangement with Rendells, 13 Market St, Newton Abbot TQ12 2RL Tel. 01626 353881 Email Land@rendells.co.uk Ref JJB

**DANGER: ENTRY TO THE BUILDING COULD BE HAZARDOUS, THE AGENTS ADVISE INSPECTIONS SHOULD BE TAKEN AT A REASONABLE DISTANCE AND AT ONES OWN RISK.**



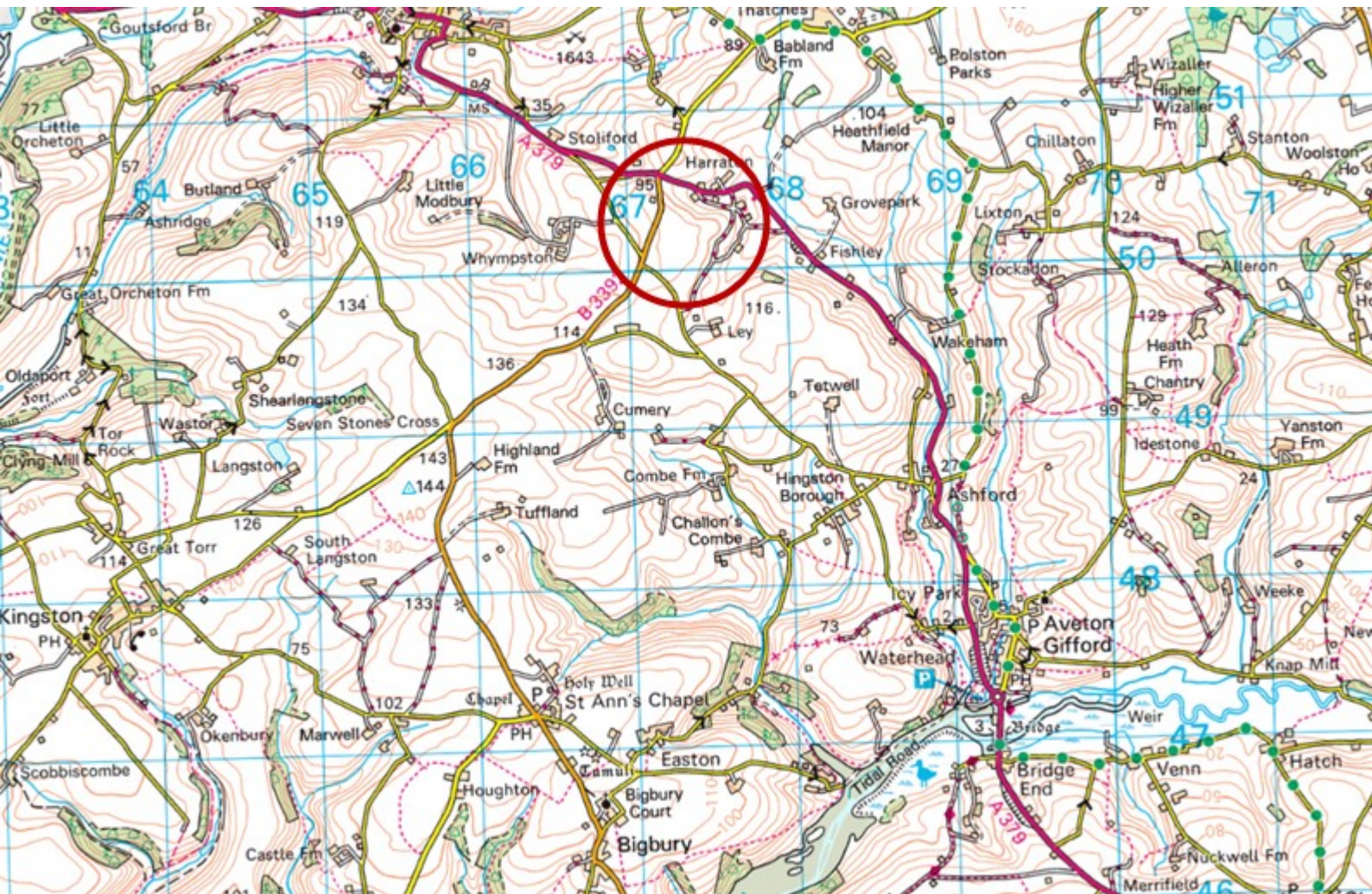
Barn & 5.78 acres of Land at Buckleys Harraton, Modbury OPL21 0SU

Sales Plan:



## Barn & 5.78 acres of Land at Buckleys Harraton, Modbury OPL21 0SU

### 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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