

Established



1816



Crantock, Bridford Road, Christow

Offers in the Region of £140,000 DRN01103

5 Acres of Pasture with a spacious Building located to the North of the Christow to Bridford Road in the Teign Valley and approached by a quiet country lane in an attractive situation, well suited to keeping of livestock and ideal for horses having a number of lanes in the vicinity.

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Situation and Description

Situated just north of Christow, the Land at Crantock occupies an idyllic position overlooking picturesque countryside of Dartmoor National Park. 5 Acres of Pasture with a spacious Building located to the North of the Christow to Bridford Road in the Teign Valley and approached by a quiet country lane in an attractive situation, well suited to keeping of livestock and ideal for horses having a number of lanes in the vicinity. This interesting holding situate behind Crantock is well located in a popular rural area with a number of residential properties nearby. The area is particularly suitable for horse riding along country lanes and Haldon Forest is within hacking distance. The two fields make good areas for exercising horses or alternatively the keeping of other livestock.

Main Building 47' 0" x 36' 0" (14.31m x 10.96m)

Internal measurement 47' x 36' with earth floor. The building is constructed with timber uprights timber beams and purlins under a galvanised corrugated inner single pitch roof. Concrete block walls with open spaced boarding. 12' galvanised iron and galvanised iron sheeted gate from lane. Running along the walls by the lane is a concrete standing with mangers and galvanised iron divisions for 6 cattle.

2 Livestock Stalls of timber and chipboard 8' 8" x 12' 11" (2.64m x 3.93m)

Electric point in corner fed through a meter which the seller will read once a quarter and charge for electricity consumed at the going rate.

Fodder and Stock Building adjoining the main building 39' 0" x 18' 5" (11.88m x 5.61m)

Internal dimensions. This building is constructed of concrete block walls and timber uprights, joists and purlins under a single pitch galvaprime roof. Concrete floor, concrete manger along one wall, gateway to main building and to access.

Access

Concrete access from the lane through double gates and running alongside building

Land

The land is level or gently sloping, one field known as Home Field immediately adjoins the building so that stock can shelter overnight. The field is bordered by earth banks with growth but the North boundary is post and netting fencing some of which is enclosed with growth. The land is well suited for livestock, horses, rearing cattle and sheep. The field on the opposite side of the lane called Sheep Field is approached through a gateway at the south west corner, once again, the field is bordered by earth banks with growth. Along the south east boundary there are young Willows and Poplar trees, in the eastern part a stream runs within the boundary. There is a post and rail fence to separate the main field from a small holding area.

Fence

The owners will erect and maintain thereafter a post and stock netting fence between A to B as shown on the plan

Boundary Ownership

Where known marked by a 'T'. Shared hedge boundaries are marked with a 'T' on each side of the boundary.

Schedule of Land

OS No.	Description	Size (Acres)	Size (Hectares)
SX8285 8497	Permanent Grassland	2.09	0.85
SX8286 9700	Permanent Grassland	2.81	1.14
SX8285 8792	Building and Woodland	0.13	0.05
TOTAL		5.03	2.04

Services

Mains electricity will be connected to the corner of the building charged by a sub meter on Crantock the owners of which will charge for electricity consumed on a quarterly basis as recorded by a that meter. A water supply from the inspection chamber in the garden will be connected to the corner of this building passing through a meter. All water consumed through this meter will be charged at South West Water rates once a quarter. There is a small stream at the far eastern side of OS9700.

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 land is freehold and offered with vacant possession on completion

Plan

The plan has been prepared by Promap. Any interested parties are advised to make a thorough inspection of the property to make them aware of its extent and condition



Promap
LANDMARK INFORMATION

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Local Authority

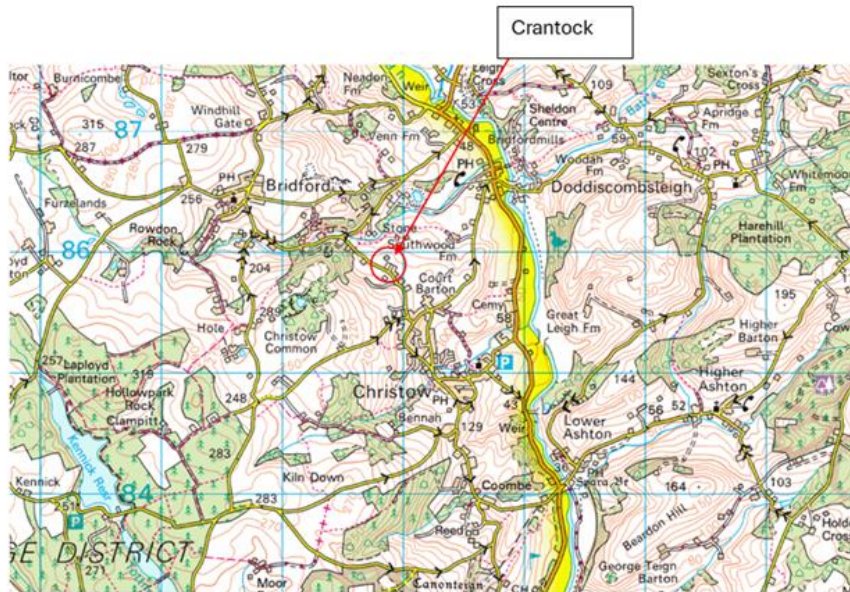
Teignbridge District Council, Forde House, Newton Abbot, TQ12 4XX.
Dartmoor National Park, Parke House, Bovey Tracey, Newton Abbot, TQ13 9JQ.

Viewing

The property may be viewed by arrangements with the agents at Newton Abbot 01626 353881

Directions

Proceed along the Teign Valley road either from Dunsford or from the A38 near Chudleigh, drive up through the village pass the Artichoke Inn on the left, bear right, then left into Dry Lane, up the hill, bear right, go past the houses and turn into the road for Bridford after about half a mile the entrance is on the right. Postcode **EX6 7PQ**. The turning is just before Crantock.



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.
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 - 5) Any area measurements or distances referred to herein are approximate only.
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 - 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 finalising 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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