

Established

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DRN

## **Berry Park**

**Dainton Bridge, Ipplepen TQ12 5TZ**



**A secluded property of amenity land with a natural water supply & stream, level garden with vegetable garden, hardened stone area and parking with gated entrance.**

**Offers in the region of £65,000**

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)

## Berry Park, Dainton Bridge, Ipplepen TQ12 5TZ ptDN304364

### Situation:

Berry Park is situated to the east of Dainton, adjoining the railway line, being 2 ½ miles south of Newton Abbot and 1 ½ miles west of the A382 Stoneycombe/Kingskerswell and 5 miles north of Totnes.

### Description:

The property is accessed via a private hardened stone driveway leading just off the public highway under the railway bridge. A very private and secluded couth facing property featuring a gated entrance and parking area with retained walls and stoned elevations. The property measures just under one acre and has a level lawned area, wood barked play area, raised vegetable beds and polytunnel growing area and a natural water supply with a stream running along the northern boundary.

### Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8268	4225	Berry Park	0.80	0.32
<b>Total Area</b>			<b>0.80</b>	<b>0.32</b>

### 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. Part title DN304363

### Local Authority:

Teignbridge District Council, Forde House, Brunel Rd, TQ12 4XX

Tel: 01626 361101

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

### Plan:

The sale plan has been prepared from a Promap Plan 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

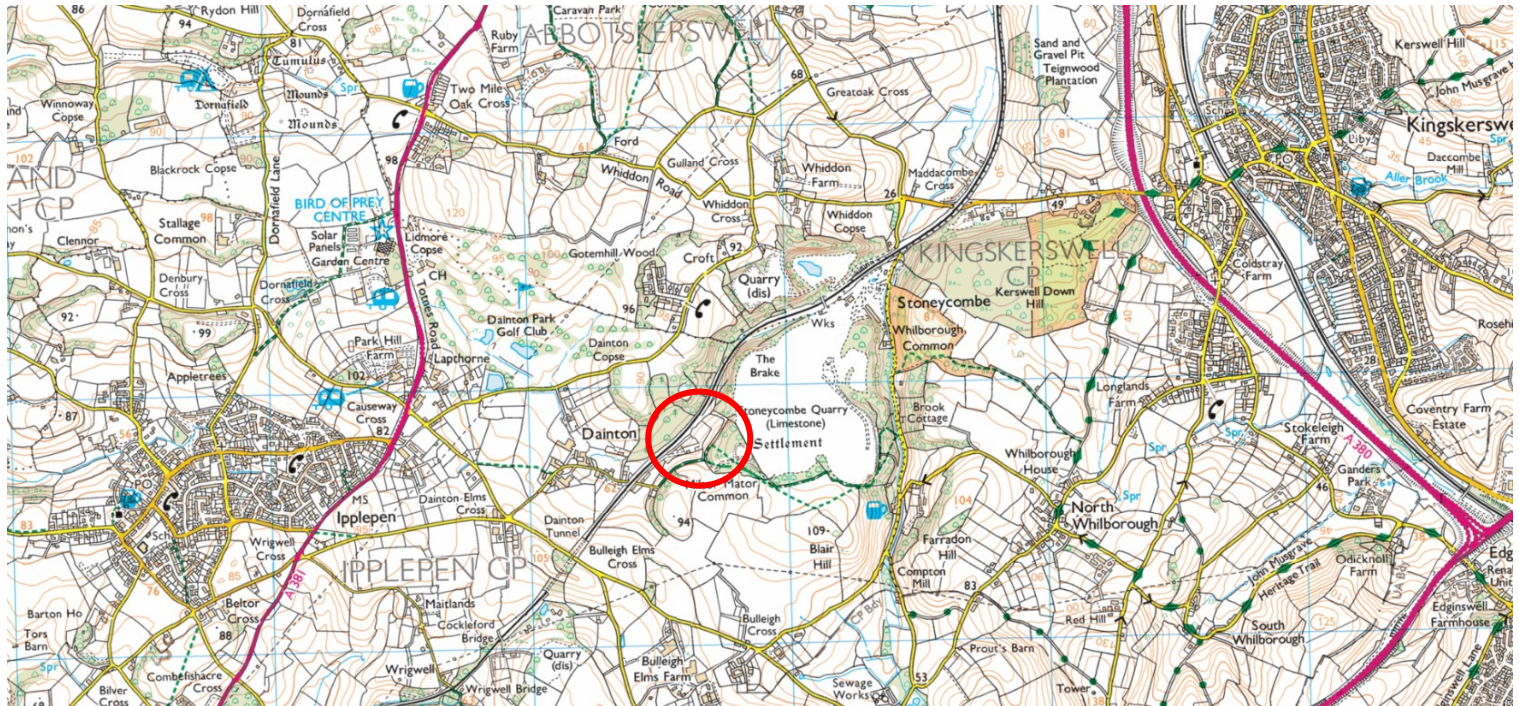
From Rendells office; 13 Market Street TQ12 2RL. At the traffic lights turn left onto the A381 follow the road around coming to the next set of lights and turn right onto Wolborough St/A382. Continue up the hill to the roundabout, go straight across (2<sup>nd</sup> left). Continue for around 3 miles towards Ipplepen, at the Texaco garage turn left, continue and take the first left for Dainton. Continue through the hamlet and under the railway bridge. Turn left onto the stone lane to the gate running beside the railways line above. The property is along the lane on the left marked with a Rendells Sale Board.

**What3words** ///bless.unleashed.large





Sales Plan:  
(Plan for identification purposes only – not to scale.)





**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.

