

Established



1816

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

BETWEEN DENBURY AND TWO MILE OAK

About 3 miles from Newton Abbot and 1 mile from East Oggwell



5 acres of grassland with some trees and bush growth bordering the road from Two Mile Oak to Denbury.

Offers in the region of £80,000

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

The land borders the south side of the Two Mile Oak Cross to Denbury Road just past Ipplepen Cross about 1 mile from the A381 the Newton Abbot to Totnes Road and ½ mile from Denbury. The land is under grass and is generally level or slightly sloping other than at the south west end of the field. There is a 12ft galvanised gate in the gateway at the North West of the field leading to a small paddock and a temporary field shelter measuring about 24ft x 12 ft constructed of timber with a single pitch roof divided into two sections with earth floors. There is a small galva prime shed 8ft x 6 ft.

The western part was an old quarry filled in and seeded to grass over 50 years ago. The field is easy to approach from a number of directions and includes some trees and low growth at the southern end.

Tenure

The property is freehold and offered with vacant possession on completion.

Boundary Ownership

Where known is marked with a 'T'.

The purchaser will be liable for constructing a tanalised post and galvanised iron fence with two strands of barbed wire or with a rail 6 inches wide wooden top and planting a hedge of local species and keep it all maintained thereafter.

The agents will place posts to identify the line of the fence.

Services

There is a water supply from Homepark Farm. The buyer will be responsible for constructing an inspection chamber of concrete block or brick with a strong metal cover also a stopcock and water meter and paying for all water consumed at South West Water's prevailing rates. The supply will be available for 2 years after which time the buyer shall make arrangements to connect to the water supply under the road.

Plan

The plan has been produced from Promap and is for identification purposes. Anyone interested in the property is advised to make a thorough inspection to be aware of its extent and condition.

Mineral Rights

The minerals will be included in the sale. Homepark Farm has a restrictive covenant over the extraction of minerals.

Directions

Proceed from Newton Abbot along the A381 towards Totnes and after about 2 miles turn right by the Two Mile Oak, proceed along the road over the first road junction, turn left and the field will be seen on the left. Park near the gateway to inspect the land. **Make sure the gate is left shut when leaving.**

Contact: Mr C C Morgan - Email: cc.morgan@rendells.co.uk. Telephone No. 01626 353881

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.



