

Established

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DRN

Springers Field

Land & Building, Whiddon Road, Two Mile Oak, Newton Abbot TQ12 6DF



Extending to about 4.70 acres a smallholding on the south side of the road running from Two Mile Oak to Kingskerswell in the parish of Abbotskerswell

Offers in the Region of £180,000

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

Situation:

A smallholding by Whiddon Lane, Abbotskerswell situate between Two Mile Oak on the Newton Abbot to Totnes Road, and Kingskerswell. Located about 2½ miles from Newton Abbot and about the same distance from Kingskerswell extending to about 4.7 acres.

Description:

Access is by way of a gateway with a galvanised iron gate leading from Whiddon Road over a hardcore track to a newly constructed building measuring about 30ft by 16ft exterior dimensions and about 12ft eaves height. Constructed of galvanised iron uprights and rafters with 2 galvanised iron beams to provide a higher storage area. The sides have timber supports clad with chipboard which itself has exterior horizontal lapped boarding with one uPVC pedestrian door and one window. The floor is of smooth finish concrete and the roof is fibre cement with roof lights. The main entrance is a 9ft wide double doorway.

There is a hard standing area of 15ft width bordered by a concrete block wall and behind the building is a water tank to collect water from the roof, also there is a general standing area for various items.

Not far from the building is a garden area with a poly tunnel about 23ft x 10ft having a door at each end containing boarded growing beds.

Outside there is a post and wire enclosed vegetable and fruit growing area, a post and wire enclosed area for raspberries and a strawberry bed.

A wooden shed 4ft x 4ft with bitumen felt roof. Nearby is a water tap point with main water supply from the adjoining properties. An area with fruit trees also a mown area with a shaded area for sitting out.

The land is under grass sloping into a central valley having hedge banks post and rail netting boundaries. The land is on the north side of a hill so is sheltered from prevailing winds. The whole property extends to about 4.7 acres measured off plan and has a registered title DN86182.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 8467	8789	Smallholding	4.70	1.90



4.70 acres & building on the south side of Whiddon Road, Two Mile Oak, Newton Abbot TQ12 6DF – DN86182

Services:

Mains water. This comes from the neighbouring property there being an inspection chamber with water meter and all water consumed by the property known as Springers Field is charged.

Tenure:

The property is available freehold with vacant possession.

Wayleaves, Rights & Easements:

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

Local Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101

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 hedgerows with stock proof fencing.

Access:

Access is by way of a gateway with a galvanised iron gate leading directly of Whiddon Road over a hardcore track. There is a padlock on the gate with a code.

Accompanied Viewing :

Viewing is available subject to prior registration with **Rendells Newton Abbot** Tel no. 01626 353 881.



Directions:

Take the A381 from Newton Abbot head towards Totnes and at Two Mile Oak turn left into Whiddon Road and proceed for about ¼ mile to the gateway on the left.

What3Words:

///twigs.cubed.graphics



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:

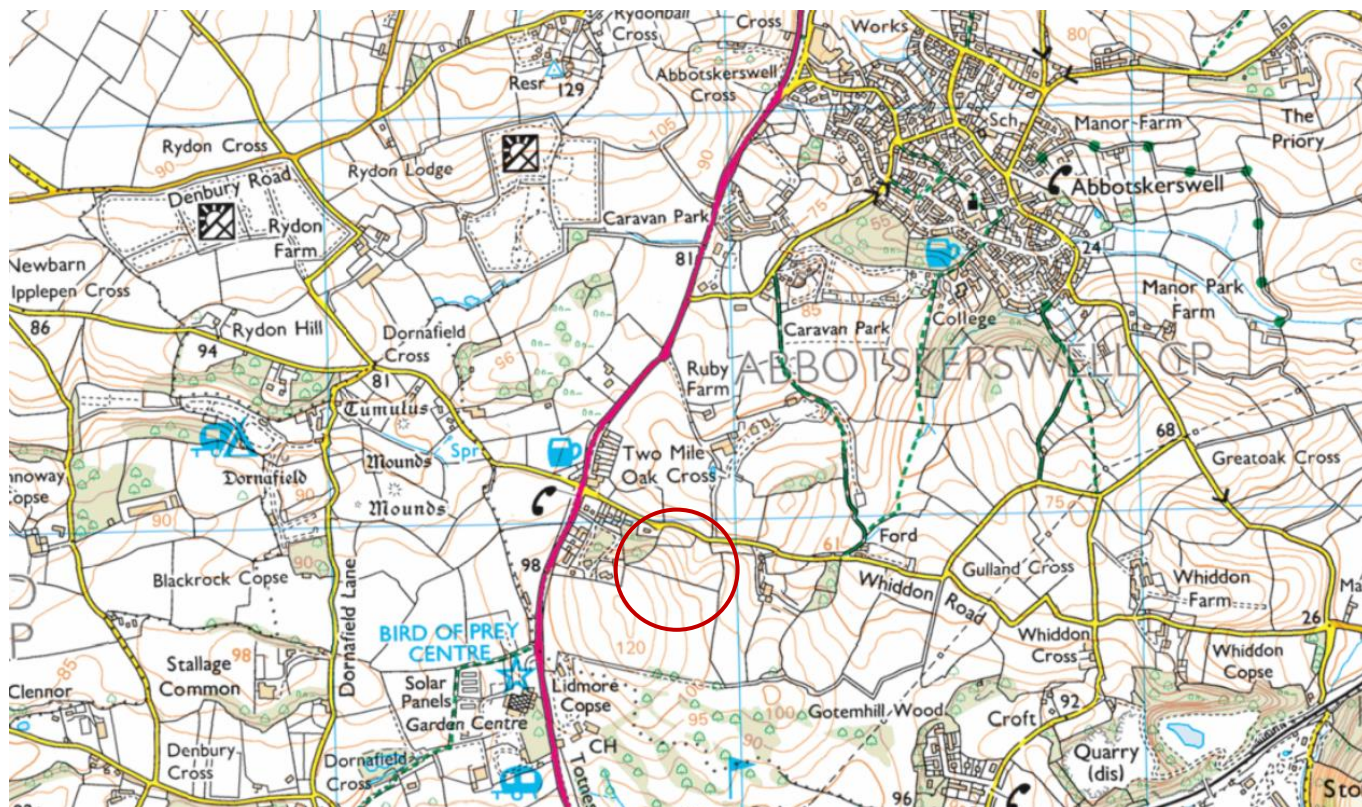
The sale plan has been taken from Land Registry & Promap and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

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.



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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