

On the instructions of Mr P G Hockridge and Mrs T F Cudd

4.52 acres of Pasture Land at East Owell

- and -

**17.06 acres of Pasture Land at
West Owell,
Newton Abbot,
South Devon**

**FOR SALE BY AUCTION ON
WEDNESDAY 16TH OCTOBER 2024 AT 3.00P.M.
AT THE JOLLY FARMER, 8 MARKET STREET,
NEWTON ABBOT, SOUTH DEVON, TQ12 2RB**

Auctioneers:

Rendells

13 Market Street

Newton abbot

South Devon

TQ12 2RL

Ref: CCM

Telephone: 01626 353881

Email: cc.morgan@rendells.co.uk

Solicitors:

WBW LLP

Church House

Queen Street

Newton Abbot

TQ12 2QP

GENERAL REMARKS AND STIPULATIONS

On the instructions of Mr P G Hockridge and Mrs T F Cudd having Power of Attorney for Mrs Yvette Francis Hockridge

Two Parcels of land one being 4.52 acres of level or gently sloping pasture adjoining the road between East Ogwell and Mile End and 17.06 acres of pasture at West Ogwell opposite Valley Farm well located with access from Newton Abbot and local village.

Tenure

Both Lots are freehold.

Registered title for Lot 1 is 412664

Registered title for Lot 2 is 412664

and are being offered for sale with freehold vacant possession on 10th January 2025.

Boundary Ownership

Where known is marked by a 'T'.

Services

Water - Lot 1 has no water but there is a main under the local road.

Lot 2 mains water connected.

Basic Payment

The land has been registered for Basic Payments.

Outgoing Easements Restrictions and Covenants

Uplift

Lot 1. The land at East Ogwell will be sold under the condition that if planning permission is granted for residential development within 20 years of completion of this purchase, then 30% (Thirty per cent) of the increase in value over and above the then value of the land shall be payable to the seller or assigns. This will not apply to stables.

Viewing

The Lots may be viewed in the hours of daylight with the particulars to hand.

Please ensure that gates are closed on leaving the land.

Directions

The plan attached includes the location of each Lot so please use this to find your way to either Lot.

Inspection

Anyone who is interested in purchasing should make him or herself aware of the extent and condition of each Lot.

Utility Companies

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR

Western Power Distribution, Avonbank, Feeder Road, Bristol, BS2 0TB.

, 25.09.2024

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

Plans

The sale plans have been prepared from ProMap and should be treated as guides.

Sale

The Seller and the auctioneers reserve the right to alter the description of the property, the order of the Lots, to combine Lots, withdraw from the sale or sell by private treaty before the auction.

Solicitors' Auction Information

When available may be inspected at Rendells, 13, Market Street, Newton Abbot, Devon, TQ12 2RL or online at www.rendells.co.uk>rural>marketforland.

DRAFT

Lot 1

4.52 acres of land or gently sloping land on the outskirts of the village of East Ogwell adjoining the road from the village to Chercombe Bridge and Mile End. The land has been grazed for many years on a temporary Grazing Licence and stands in a good location.

SX No.	Field No.	Description	Acres
8354	7032	Pasture	4.52
		Total	4.52

There are no main water connections but there is a main under the road.

A drain was constructed in close proximity to the eastern boundary to discharge surface water.

Lot 2

17.06 acres of pasture at Upper Barn, West Ogwell opposite Valley Farm with access opposite Valley Farm and at the crossroads at the west end of the land. This land slopes in a south easterly direction and is well suited for the grazing of livestock having been let on an annual basis for some time. The land can be approached from Ogwell, Denbury, Woodland and from the Newton Abbot to Ashburton Road by way of country roads.

17.06 Acres of Pasture

SX No.	Field No.	Description	Acres
8122	7070	Pasture	5.17
8130	7084	Pasture	4.65
8141	7063	Pasture	3.88
8137	7052	Pasture	3.36
		Total	17.06

Mains water connected.

Conditions and Special Conditions of Sale

Available on request.

IDENTIFICATION, BIDDING AND PAYMENT

Any person wishing to bid must provide proof of identity by presentation of a current driving licence or passport and a recent utility bill at least 24 hours before the auction and in addition complete the Identification form and the Political Contact form.

Bidding can be done in person or by representation subject to having written permission or by telephone so long as the auctioneers are contacted 24 hours before the date of the auction.

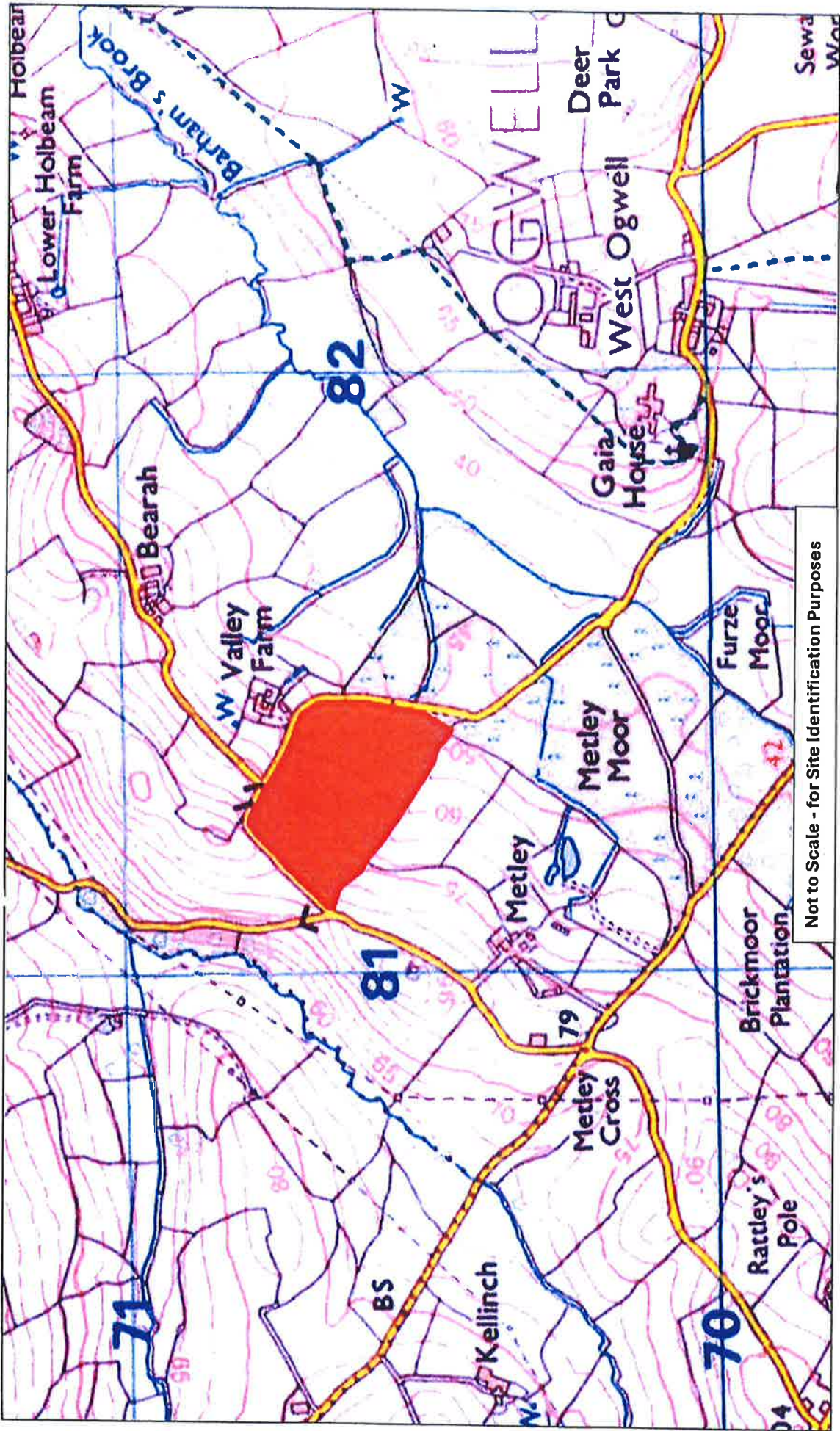
Payment of the deposit may be made by cheque or debit card.
A Bidding form is attached.

DRAFT

Please complete this registration form and hand to the auctioneer
or a member of Rendells' staff before the auction

4.52 acres of Pasture Land at East Ogwel and 17.06 acres of Pasture Land at West Ogwel, Newton Abbot, South Devon	
Full Name(s):	
Correspondence Address:	
Post Code:	
Work/Home Tel:	Mobile:
Email Address:	
Solicitor	
Company:	Attention:
Address:	
Post Code:	
DX (if known):	Tel:
Email:	

Land at West Ogwell



Land at West Ogwell

