

Established

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DRN0

Long Furze Park

Sladnor Park Road, Maidencombe. TQ1 4TF



0.8 acres of level land suitable for amenity or recreational use or possible residential development (STPP). Gated road access and mains water supply

Offers in the region of £145,000

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

Long Furze Park being 0.8 acres of land off Sladnor Park Road. TQ1 4TF – DN713844

Situation:

Long Furze Park is situate between Sladnor Park Road and Teignmouth Road, located 0.5 miles west of Maidencombe, 4 miles east of the Penn Inn Interchange of the A380 and Newton Abbot, with Maidencombe beach being only 0.4 miles east and Torquay golf course 1.8 miles south.

Description:

The property is accessed to the south west corner directly off Sladnor Park Road via a wooden gateway and stoned entrance with hard standing, suitable for secure off road parking. The property is fully enclosed by Devon Banks, trees and hedges with some wire fencing. Long Furze Park is a beautiful property comprising of some open amenity land with some young trees and cover extending to 0.8 acres, it also includes a brick block building with concrete pad on the northern boundary and a metered mains water connection. Further services being gas and electric are available to connect being in the main road adjoining to the north.

The land is located less than a mile from the coast, with easy access onto the A380 and would be suitable either for recreational use or possible residential development STPP.

Land:

The land is free draining and level. The boundaries are in a fair order, with mature Devon banks and saplings.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 9268	2250	Amenity & recreation plot	0.8	0.32

Services:

Mains water is connected to the property from the north and metered.

Source for Business, meter ref. Tegnmouth Road Op Port Tall ref 5055 6445

Other services are not connected but with houses nearby electricity, gas & drainage should be available either adjoining or within the road.

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. It is believed there are none at this time.

Tenure:

The property is freehold with vacant possession. Title No. DN713844

Local Authority:

Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR Tel: 01626 361101

Boundary:

The boundary marked in a red outline. The main Teignmouth Road runs along the northern boundary, with Sladnor Park Road running along the southern and eastern boundaries.

Viewing:

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

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Plan:

The sale plan has been prepared and is for identification purposes only. All would be purchasers are advised to view the property before purchase.

Directions:

From Penn Inn roundabout in Newton Abbot take the Shaldon Road, then turning immediately right and joining the St Marychurch Road. Continue on St Marychurch Road for approximately 1 mile and take a left onto Honey Lane which becomes Claddon Lane. At the T-Junction turn left onto the Teignmouth Road and continue for 0.2 miles, then take a right onto Sladnor Park Road with the gateway 100 yards on the right hand side. **what3words:** ///locked.pursuing.grad

Sales Plan:

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



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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.