

Established



1816

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

3.87 acres of Land

Newtake, Staverton TQ9 6PE



Extending to around 3.87 acres of pasture in the very popular village of Staverton.

Offers in Excess £40,000

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

3.87 acres of pasture land in Staverton – DN184664

Situation:

Situate adjoining the north of the popular village of Staverton being 1 ½ miles north of Dartington, 2 ½ miles north of Totnes, 3 ½ miles south east of Buckfast & the A38, Newton Abbot being 6 miles north.

Description:

The property extends to about 3.87 acres (1.57ha) and gently slopes away from the gated entrance directly off the public highway, having been being used for the grazing of livestock, the property is well fenced with a mains water supply available in the road gateway. Once two fields the land is now one with a small area of copse along the western boundary and some specimen trees planted inside the gateway to the north. The property adjoins the residential properties to the north and includes the fenced off public footpath to the south, there are some drainage outfalls onto the property.

Schedule of Land:

SX Map Sheet	Field No	Description	Acres	Hectares
SX7964	3520	Pasture Field	3.87	1.57
Total Area			3.87	1.57

Services:

No services are connected however, a connection to electricity is on a pole within the southeast corner and water is within the gateway.

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

National Grid Elliott Road, Prince Rock, Plymouth, Devon, PL4 0SD

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. Staverton Footpath 26 is adjoining the south of the property.

Tenure:

The property is freehold with vacant possession. Title No. DN184664

Local Authority:

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

Tel: 01803 861234

Viewing:

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

Directions

What3Words: [////trailers.shows.reefs](#)

Plan:

The sale plan has been prepared from a Land Registry 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.

3.87 acres of pasture land in Staverton – DN184664

Sales Plan:

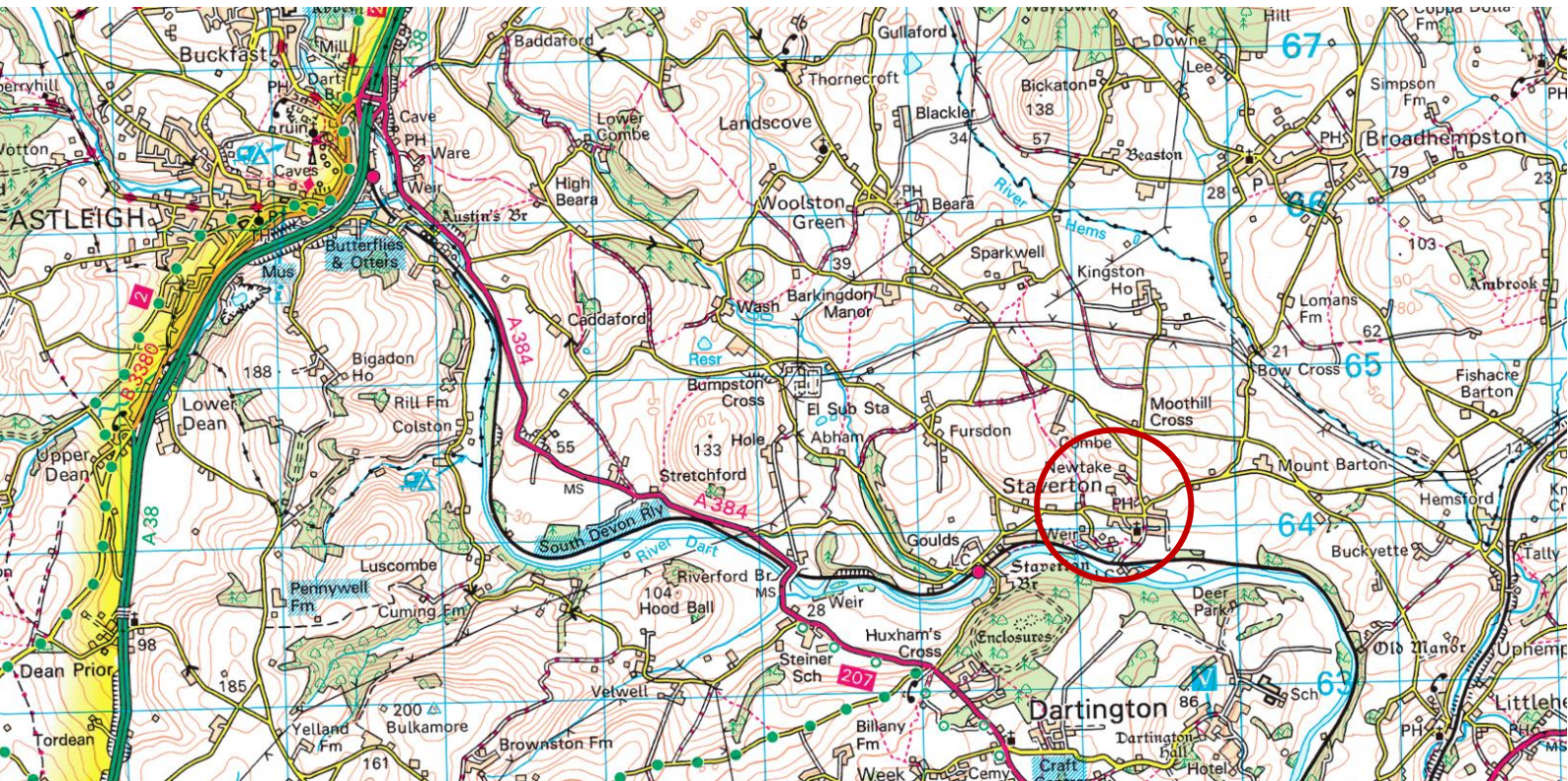
(Plan for identification purposes only – not to scale.)

H.M. LAND REGISTRY		TITLE NUMBER
		DN 184664
ORDNANCE SURVEY PLAN REFERENCE	SX 7964	Scale 1/2500
COUNTY DEVON	DISTRICT SOUTH HAMS	© Crown copyright



3.87 acres of pasture land in Staverton – DN184664

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.