

Established



1816

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

8.82 acres of Land & Building

Hawson, Scorrison

DRN



A property extending to around 8.82 acres (3.57ha) of gently sloping and south facing pasture, consisting of three main parcels clearly defined with hedgerows, boundaries and fencing, woodland copse and river frontage.

Offers in the region of £165,000

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

8.82 acres of Land & Building, Hawson, Scorrison TQ11 0HP – DN265612

Situation:

1 mile east of Scorrison, 1.85 miles west of Buckfast & the A38 at Dartbridge, 4 miles southwest of Ashburton and 10 miles west of Newton Abbot.

Description:

The property is gently sloping and faces south, consisting of three main parcels of permanent pasture which are clearly defined with mature hedgerows and fencing. There is, to the south, a disused mine and woodland coppice area, while throughout the property there are native and introduced species of trees which enhance the overall appearance. The access is directly off the public highway and there are two water troughs that connect to a sub metered mains water connection that comes from the west of the property. The structures and building upon the property can be updated and modernised to support modern agricultural uses and needs, or converted into equestrian stabling subject to any necessary consents. The lower field has access to the riverbank along the Mardle, providing a wonderful amenity spot with river frontage and an abundance of natural wildlife and fish.

Buildings:

There is a set of buildings and structures that have been used for the storage of machinery, mowers, trailers and tools to service the land and garden areas. Located inside the gateway entrance and constructed of timber, block and corrugated sheet iron with the addition of windows and doors that extend to around 25ft x 10ft. The buildings do require modernisation and improvement, but are still in use.



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Land:

The land is free draining, level to gently sloping, and split into three main grazing areas giving all year-round pasture and turnout. The boundaries are in good order with a mix of stock fencing, and hedging. Overall, the land and property has been well managed and is kept in good order with little evidence of weeds.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX7167	7089	Building & Garden Area	0.24	0.10
SX7167	7388	Pasture & Copse	5.28	2.13
SX7167	5883	Pasture & River Frontage	3.30	1.34
Total Area			8.82	3.57



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Services:

Water: Sub metered water supply from the west is connected to the property.

South West Water, Peninsula House, Rydon lane, Exeter EX2 7HR

Electricity: there is currently no connection however the poles are upon the property for connection. National Grid, Elliott Rd, Prince Rock, Plymouth 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. There are no public footpaths across the property.

Dartmoor Commoners' Grazing Rights:

The property has the benefit of Common Rights to graze 8 ponies or bullocks plus 31 sheep (14 Livestock Units) over Buckfastleigh West Common CL146 & the Forest of Dartmoor CL164 - Entry 176. These will be transferred on purchase.

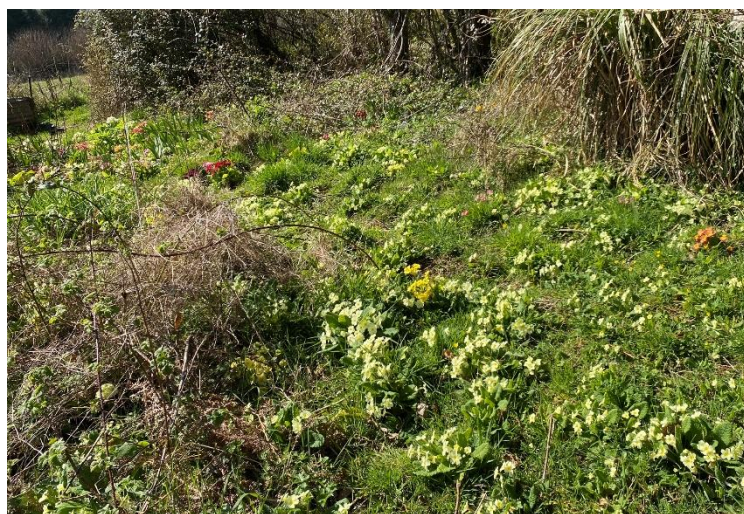
Tenure:

The property is freehold with vacant possession. Title No. DN265612

Local Authorities:

Teignbridge District Council, Forde House,
Brunel Rd, TQ12 4XX

Dartmoor National Park Authority, Parke,
Bovey Tracey TQ13 9JQ



Viewings by appointment only.

Rendells Rural Department - Newton Abbot
Office (01626) 353881 land@rendells.co.uk

Plan:

The sale plan has been prepared from a Promap 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.

Directions

From the A38 continue towards Scorrison via Buckfast or Buckfastleigh along Higher Mill Lane and turning at Roundcross towards Scorrison. Continue along the road with the property on your left, just before Hawson Court and Hawson Cross. A Rendells sign depicts the gateway TQ11 0HP.

What3words ///steepest.shins.allies

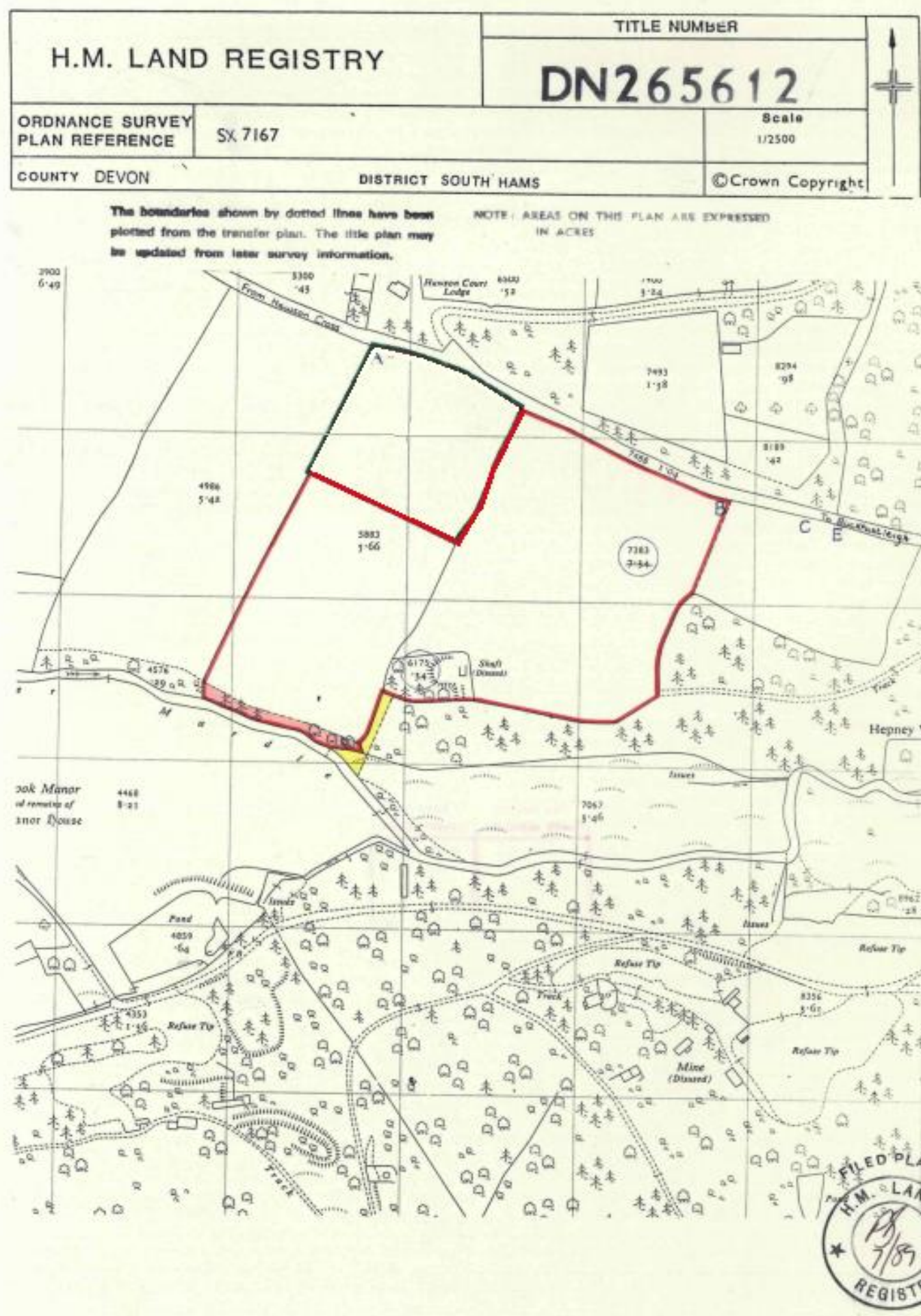
Drone Video <https://youtu.be/-NfDVfVdgXg>



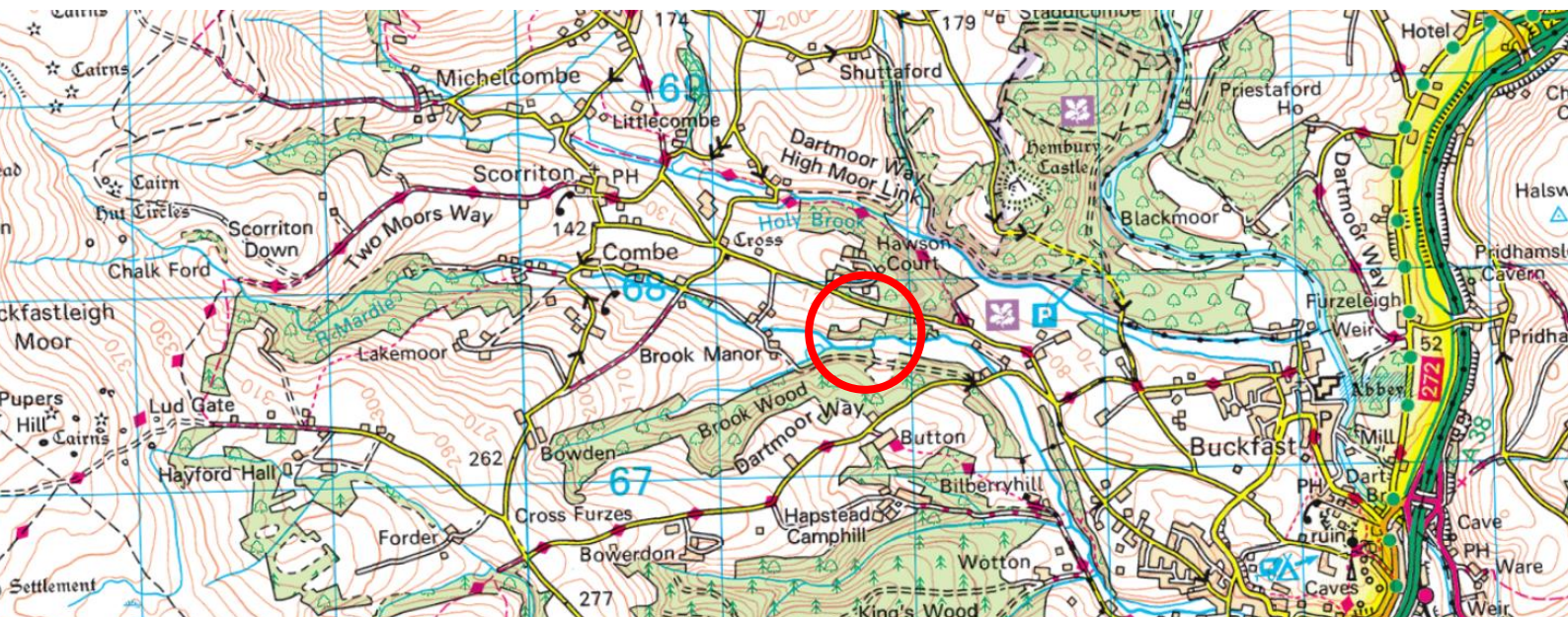
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Sales Plan:

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



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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.