

Established



1816

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

DRN01250

Land and Stables at Wrigwell Farm Ipplepen

Approximately 3.16 Acres of Land & Stabling, Wrigwell Farm, Ipplepen, TQ12 5UB



3.16 acres of pasture ideally suited for equestrian purposes. The land benefits from two gated entrances and a timber barn and stabling. There is a private water supply which is currently supplied under an agreement from a neighbouring property. Located in one corner of the land is a communications facility/box which provides an income of approximately three thousand pounds per annum on a licenced agreement. (Further information can be provided upon request)

Guide Price £140,000

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

Situation:

This field and barn extends to approx. 3.16 acres. Situated to the south east of the main part of the village of Ipplepen. It is 3.7 miles from the neighboring town of Newton Abbot, 6 miles from Torquay and 21 miles from Exeter – the County's Capital City.

Services:

No services are connected but water is by arrangement with a neighbouring property.

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:

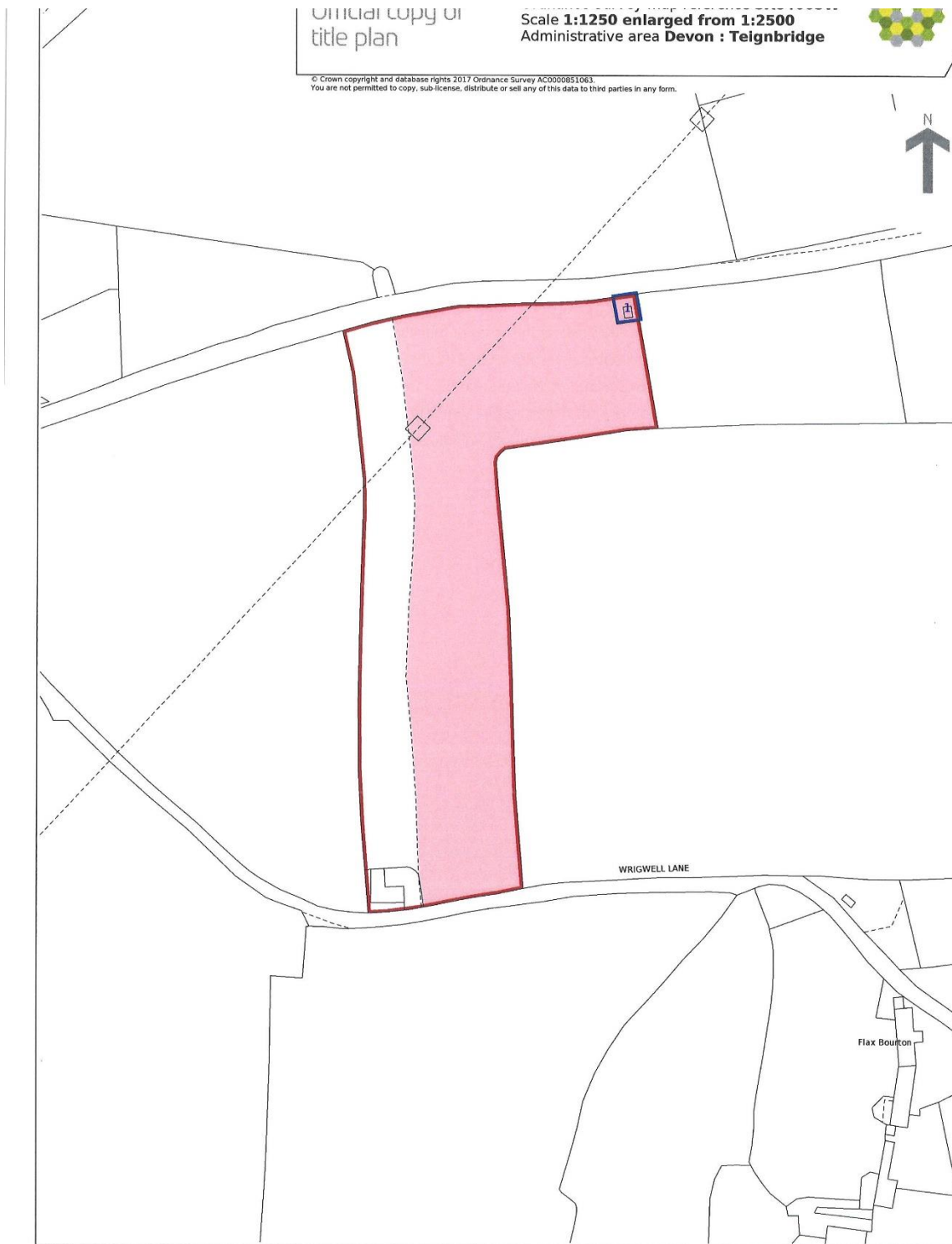
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101

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.



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.

Viewings by appointment only:

Viewings by appointment only. Contact Rendells, Newton Abbot ref JM/ES to arrange Tel no. 01626 353881
Email estateagency@rendells.co.uk

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.

3.16 acres of Land & Timber Building, Ipplepen, TQ12 5UB – DN138378

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.

Directions:

From Newton Abbot centre proceed out on the A381 towards Totnes and Ipplepen. After approximately 3.5 miles turn left signposted to Dainton and Wrigwell. Immediately after turning there is a narrow lane signpost Wrigwell where gated access to the land can be found on the left after a few hundred yards. Another gated entrance can also be found on the lane that continues towards Dainton.

What3Words:

/// wide.sulky.confident

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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