

Established



1816

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Land & Building

Little Panson, St Giles on the Heath, Launceston, PL15 9SQ



A prime combination of grass leys & lower grazing meadows extending to around 19.91 acres (8.06ha) including a modern agricultural building. The land is split into three conveniently sized plots with well maintained hedgerows, new fencing and gates, newly installed mains water system with troughs throughout and mains electric. Further development potential subject to the necessary permissions.

Offers in Excess of £320,000

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

19.91 acres at Little Panson, St Giles on the Heath, Launceston, PL15 9SQ – DN767145

Description:

The property extends to around 19.91 acres (8.06ha) of level to gently sloping land, split into three conveniently sized parcels. Access is directly off the A388 into field no 9609 where the newly erected agricultural barn is located with planning permission 1/0570/2024/FUL consisting of a galvanized steel portal framed building measuring 11.96m x 18.46m, with crushed stone floor and timber clad sides all under a corrugated cement fibre roof with light sheets. The external yard area is fully fenced and railed with hardened stone, with a further gateway into the fields to the east.

Schedule:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Ha)
SX 3592	9609	Building with yard & grass ley	6.195	2.507
SX 3692	1708	Grass ley	6.436	2.605
SX 3692	3213	Grass meadow & stream	7.278	2.945
TOTAL			19.909	8.057



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Situation:

The land is situated to the north of St Giles on the Heath, an idyllic Devonshire village with good access into the local town of Launceston just over the Cornish border. The land is 6 miles north of Launceston, 8 miles south of Holsworthy and 21 miles east of Oakhampton with good access on the A30.

Description:

The property is an agricultural holding consisting of grass leys & lower grazing meadows extending to around 19.91 acres (8.06ha) including a modern agricultural building. The land is split into three conveniently sized plots with well maintained hedgerows, new fencing and gates, newly installed mains water system with troughs throughout and mains electric. Further development potential and suitable for the grazing of livestock, horses and ponies or for amenity use subject to the necessary permissions

Access:

Access directly off the public highway to the west known as the A388.

Local Authority:

Torridge District Council, Riverbank House, Bideford, EX39 2QG.

Services:

Water Supply: There is a metered mains water supply throughout the property servicing each field with a water trough.

Electricity: There is a new mains electrical supply connection to the property.

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. Where it is known boundary ownership shall be marked by a 'T' on the sales plan.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. The property is not subject to any public footpaths or rights of way.

Planning & Development:

The property is free from any restrictions for building however, there is an overage providing for the payment of 30% of the uplift in value as a result of the granting of any residential planning permission being for one unit or more, until February 2044

Environmental Stewardship:

The property is subject to a Mid-Tier agreement – that if accepted it will be transferred upon completion.

Tenure:

The property is available freehold with vacant possession. Land Registry Title DN767145

Viewing:

Viewing is available during daylight hours subject to prior registration with **Rendells - Newton Abbot**

Tel no. 01626 353 881. Buyers will need to have a copy of the particulars to hand.

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.

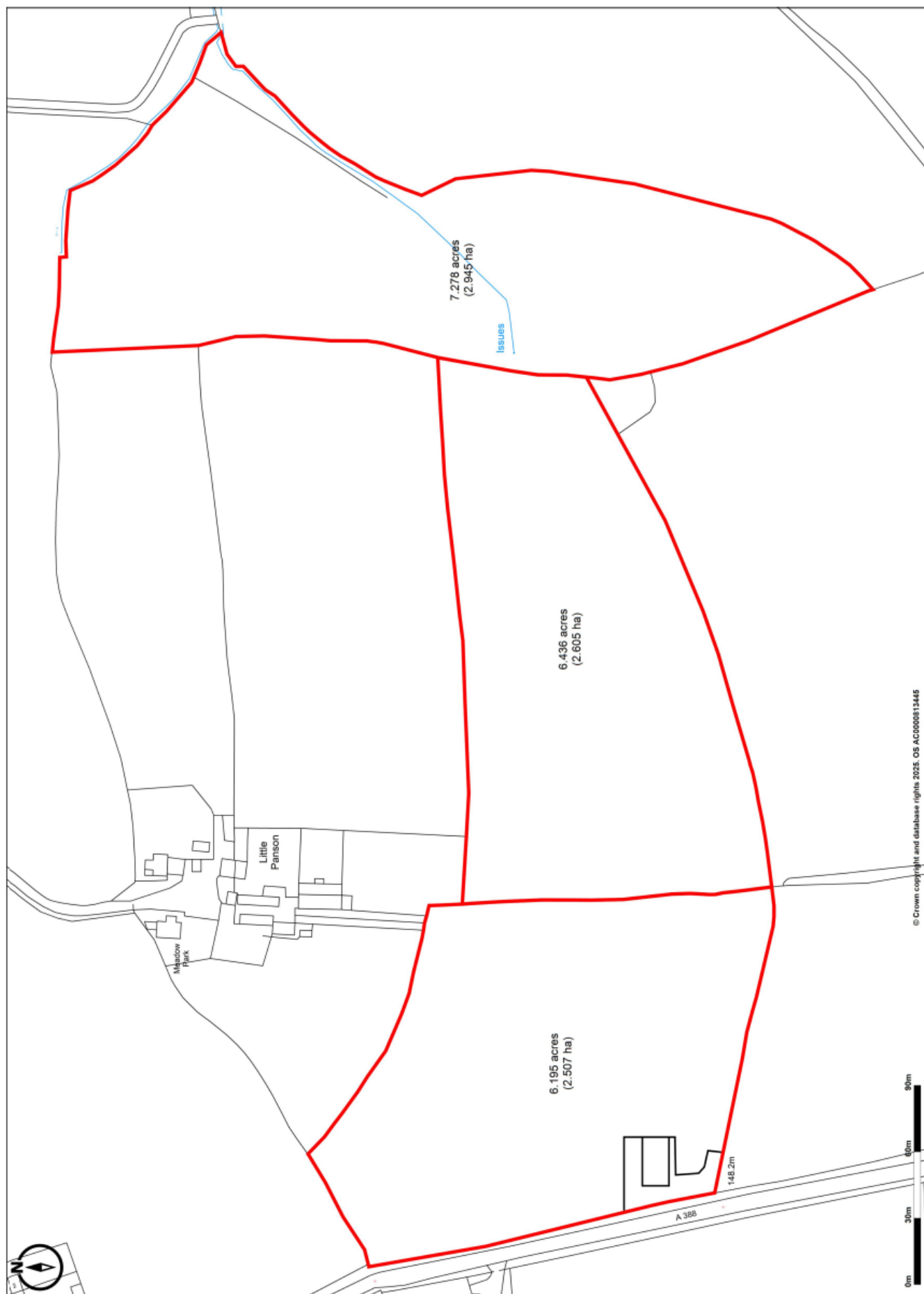
Plan:

The sale plan is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its full extent.

Directions:

Leave the A30 at the Tavistock/A384 junction, turn onto the A388 and follow this road through the village of St Giles on the Heath until the property appears on the right. **What3Words:** [///script.contrived.neon](https://www.what3words.com/#!/script.contrived.neon)

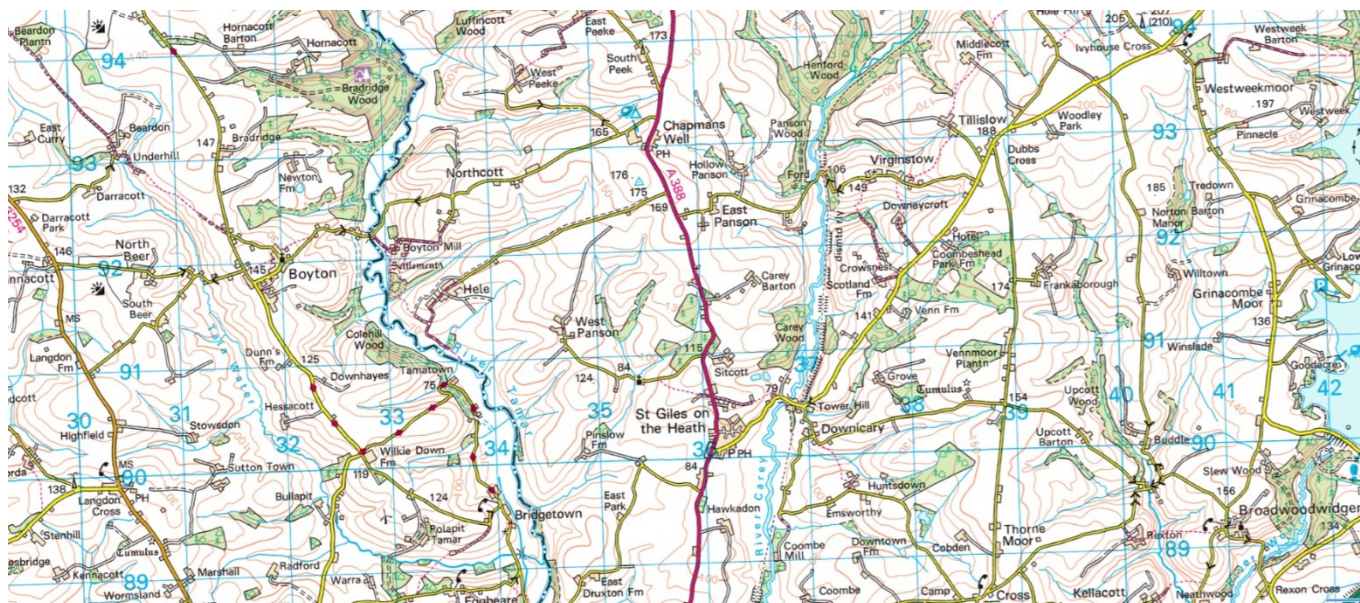
Sales Plan:



19.91 acres at Little Panson, St Giles on the Heath, Launceston, PL15 9SQ – DN767145



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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