

Established



1816

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

Little Rock Copse

Hennock, Bovey Tracey TQ13 9NU



An attractive area of private woodland and amenity space to include 'Little Rock' situated within natural woodland and good access near Hennock.

Offers in Excess of £49,000

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

Situation:

The property is situated in a secluded but accessible position, nestled to the south of Great Rock Copse as part of a highly attractive amenity woodland to the north west of Hennock within Dartmoor National Park.

The village of Hennock is situated $\frac{3}{4}$ mile to the south west with Bovey Tracey $1\frac{3}{4}$ miles south and the A38 being 3 miles and Exeter and the M5 being 14 miles north east.

Description:

An attractive example of a small natural woodland area with some mixed mature plantation providing a picturesque amenity area with a level cleared site under Little Rock. Direct access is off Beadon Lane up the stoned track through the gateway along the stoned track through the wooded area to the gated and fenced area of Little Copse.

The property is situated upon an elevated position with a central level cleared area providing beautiful amenity space and vehicle turning area. There is natural water nearby from the spring fed by the nearby mine.

The access has been improved, creating a stoned route directly off the public highway, for all types of vehicles at all times, up to the gate of the property.



Woodland Management:

Currently the woodland and plantation is not under any schemes nor any management plan. The property is not receiving any payment from DEFRA.

Services:

There are no mains services connected to the property. There is a natural water supply in the south west corner where there is a piped ditch that is fed from the spring water in the mine.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8281	0834	Little Copse	0.571	0.23
Total Area			0.571	0.23

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 no rights over the land.

A right of access shall be reserved for the property over the blue hatched area for all purposes at all times



Tenure:

The property is freehold with vacant possession with mineral rights. Title No. ptDN375818

Sporting Rights:

The sporting rights are owned and included – they are not let.

Local Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX
Dartmoor National Park, Parke, Bovey Tracey TQ13 9JQ

Viewing:

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

Drone Photography:

A video can be viewed at www.rendells.co.uk and clicking on the details of the property.

Or follow the link: <https://youtu.be/pQtnQkO6EDI>

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 leave at Chudleigh and join the B3193 towards Christow. After 2 miles turn left signed to Hennock and pass through Teign Village. In Hennock, with the Palk Arms on your right continue along Bell Lane. At the next crossroads turn right onto Beadon Lane. Little Cops is located on your right hand side and has access directly off the public road with a cutting beside the entrance for further parking.

What3Words: ///slam.occupy.nightcap





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



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.