

**On the instructions of Mr Nicholas William Isaac**

**2 miles Ipplepen, 1 mile Denbury and  
1 mile Newton Abbot to Totnes Road**

**6 acres or thereabouts of  
GRASS LEY**

**at Ipplepen Cross  
between Two Mile Oak and Denbury**

**General Remarks**

The 6 acres grass field has good gateway access from the local road at Ipplepen Cross where the Two Mile Oak to Denbury Road is joined by the road from Ipplepen. The land is level or has a generally low gradient and has been stocked with either cattle or horses or cut for hay over many years, is bounded by a bank and growth hedge by the road the other two boundaries are a post and wire netting fence marked A to B, and the line C to D on the plan will be a pressurised creosote timber post and galvanised iron netting and 2 strands of barbed wire fence. The purchaser will be required to erect the fence within 3 months of completion.

**Schedule of Land**

| <b>SX Map Sheet</b> | <b>Field No</b> | <b>Description</b> | <b>Size (Acres)</b> | <b>Size (Ha)</b> |
|---------------------|-----------------|--------------------|---------------------|------------------|
| SX 8368             | 1848            | Grass Ley          | 6.01                | 2.43             |
| <b>Total</b>        |                 |                    | <b>6.01</b>         | <b>2.43</b>      |

**Tenure**

Title – The land is not registered.

The land will be sold with vacant possession on completion.

**Boundary Ownership**

The boundary ownership is shown by a "T" on the plan.

**Erection of fence between C and D**

The purchaser will be responsible for constructing a fence between C and D as shown on the sale plan. The fence to be constructed of pressure creosoted posts with galvanised iron stock netting and 2 strands of barbed wire within 3 months of purchase. The owners to maintain thereafter.

**Services - Water**

None connected.

A private water pipe runs under the field parallel to the road hedge. The purchasers will be entitled to take the water from this for up to six months from the date of completion – by arrangement with the seller.

23.07.2025

The purchaser must make his or her arrangements to connect to the water mains under the road near Ipplepen Cross.

**Utilities**

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

**Local Authority**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

**Planning Authority**

Planning Department, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX

**Mineral Rights**

The mineral rights are included but note that Home Park Farm hold a restrictive covenant over extraction of minerals.

**Directions**

Take the Totnes Road from Newton Abbot (A381) and at Two Mile Oak turn right continue along the road towards Denbury and at Ipplepen Cross, turn left and the gateway to the field will be seen.

**Viewing**

At any time in the hours of daylight with the particulars to hand.

Please contact Rendells on 01626 353881 or email [land@rendells.co.uk](mailto:land@rendells.co.uk) to inform them that you will be going and also provide them with your full names and address.

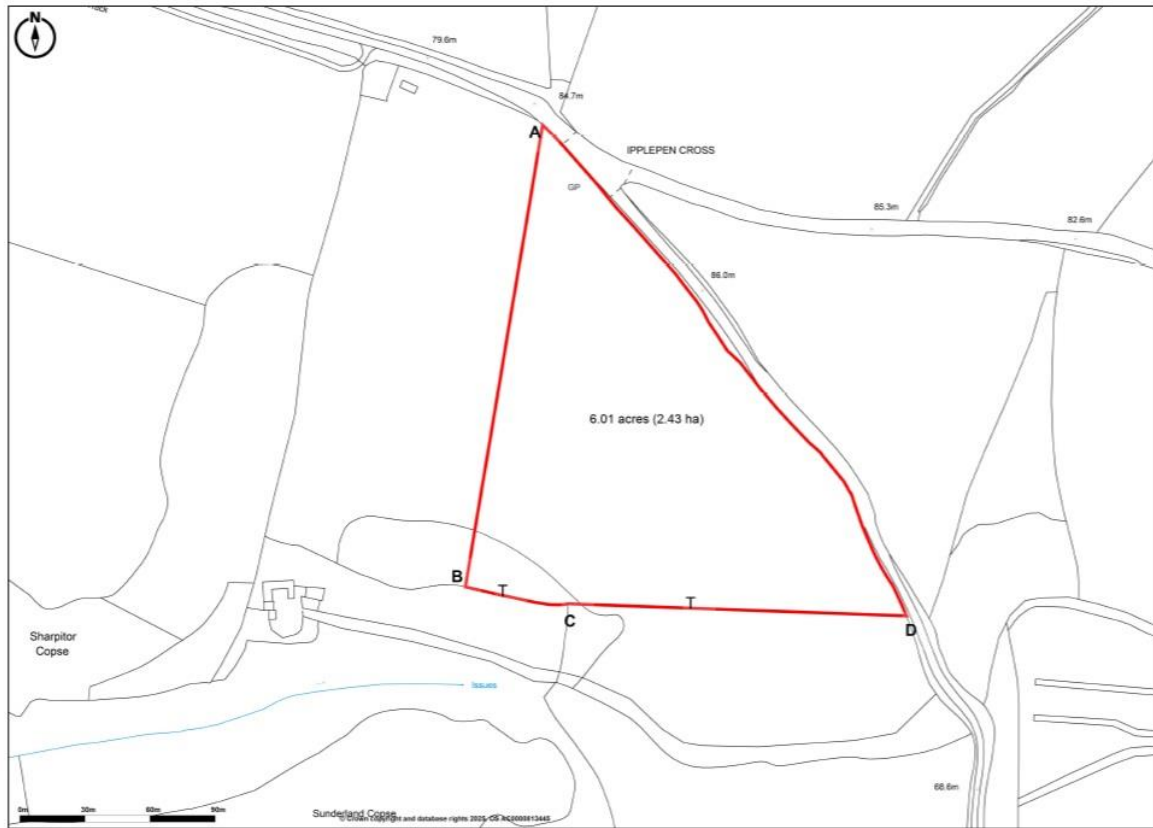
**Identification, Bidding and Payment**

Any person wishing to make an offer must provide proof of identity by presentation of a current driving licence or passport and a recent utility bill in addition complete the Identification form and the Political Contact form.

**Plan**

The sale plan has been prepared from an OS plan produced from Pro Map. This should be used as a guide.

**Price offers in the region of £90,000 are being invited**



## OFFER FORM

**6 Acres or thereabouts of  
Grass Ley at Ipplepen Cross  
between Two Mile Oak and Denbury  
Newton Abbot  
South Devon**

Full Name(s):

Correspondence Address:

Post Code:

Work/Home Tel:

Mobile:

Email Address:

Solicitor

Company:

Attention:

Address:

Post Code:

DX (if known):

Tel:

Email: