

Established



1816

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

DRN01299

# 17.75 acres of Land For Sale

**Torr Brook Farm, Grimpstonleigh, Kingsbridge TQ9 7QH**



**17.75 acres of agricultural pasture land and woodland copse, stream and tracks.**

## Offers in Excess of £160,000

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



## 17.75 acres Torr Brook Farm, Grimpstonleigh, Kingsbridge TQ9 7QH– pt DN336416

### Situation:

The land is situated within the South Hams being to the west of the A381, 2.75 miles north of Kingsbridge, 1 mile west of East Allington, ½ a mile east of Woodleigh and 3.5 miles south of Halwell.

### Description:

The land extends to around 17.75 acres (7.18ha) of agricultural pastureland located in the valley to the south of Lower Grimpstonleigh and the Parish of Woodleigh and was once part of Torr Farm, East Allington, Totnes. The land benefits from stoned trackways that allow good access by machine to all of the land. The property is well fenced and gated to provide good grazing for cattle and sheep all year round. There is a natural water supply from the stream that flows along the western boundary and a sub metered mains water supply feeds a trough to the south east of the property. The property is well defined with mature boundaries and fences.

### Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 7449	4718	Pasture	5.483	2.219
SX 7449	3803	Woodland Copse	3.963	1.604
SX 7448	3894	Pasture	1.864	0.754
SX 7448	4479	Copse	2.726	1.103
SX 7448	5782	Pasture	3.711	1.502
		<b>Total</b>	<b>17.747</b>	<b>7.182</b>



### Services:

The property benefits from a sub metered mains water supply that is located in the south east corner. There is no mains electricity supply to the 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 outgoing, whether mentioned in the sales particulars or not. There are no public footpaths or rights of access over the property. There are pylons that traverse the land from north to south of which there is a wayleave in place.

**Access:**

Access to the property is from Grimpstonleigh down the track that goes from Lower Grimpstonleigh to Woodleigh Village and there is a further right of access over the land to the north that is registered of DN325732 that adjoins the property. The stone tracks give good vehicular access from north to south.

**Local Authority:**

South Hams District Council, Follaton House, Plymouth Road, Totnes. TQ9 5NE- Tel: 01803 861234

**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 throughout.

**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.

**Directions:**

From Totnes continue along the A381 heading towards Kingsbridge. After passing through The Mounts turn right onto Torr Lane, at Lower Grimpstonleigh turn left onto the private lane and then left again. Keep following the lane and the property is on the right hand side with a large spayed gateway and track.

**What3Words:**

foil.preheated.zipped

**Drone Video:**

[https://youtu.be/hRbmbn\\_HVfY](https://youtu.be/hRbmbn_HVfY)

**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.

**Plan:**

The sale plan has been taken from Land Registry 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.

**Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:**

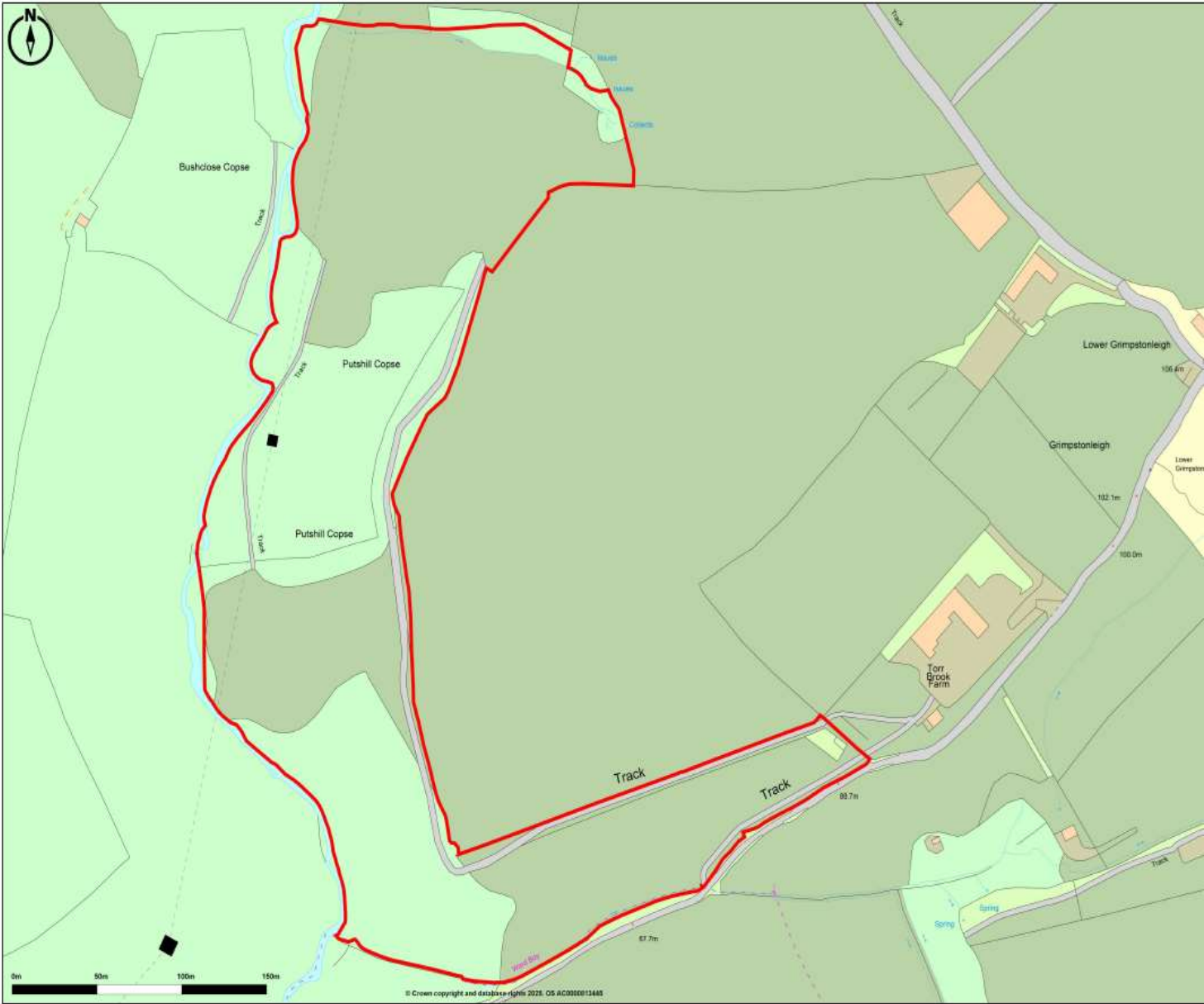
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.





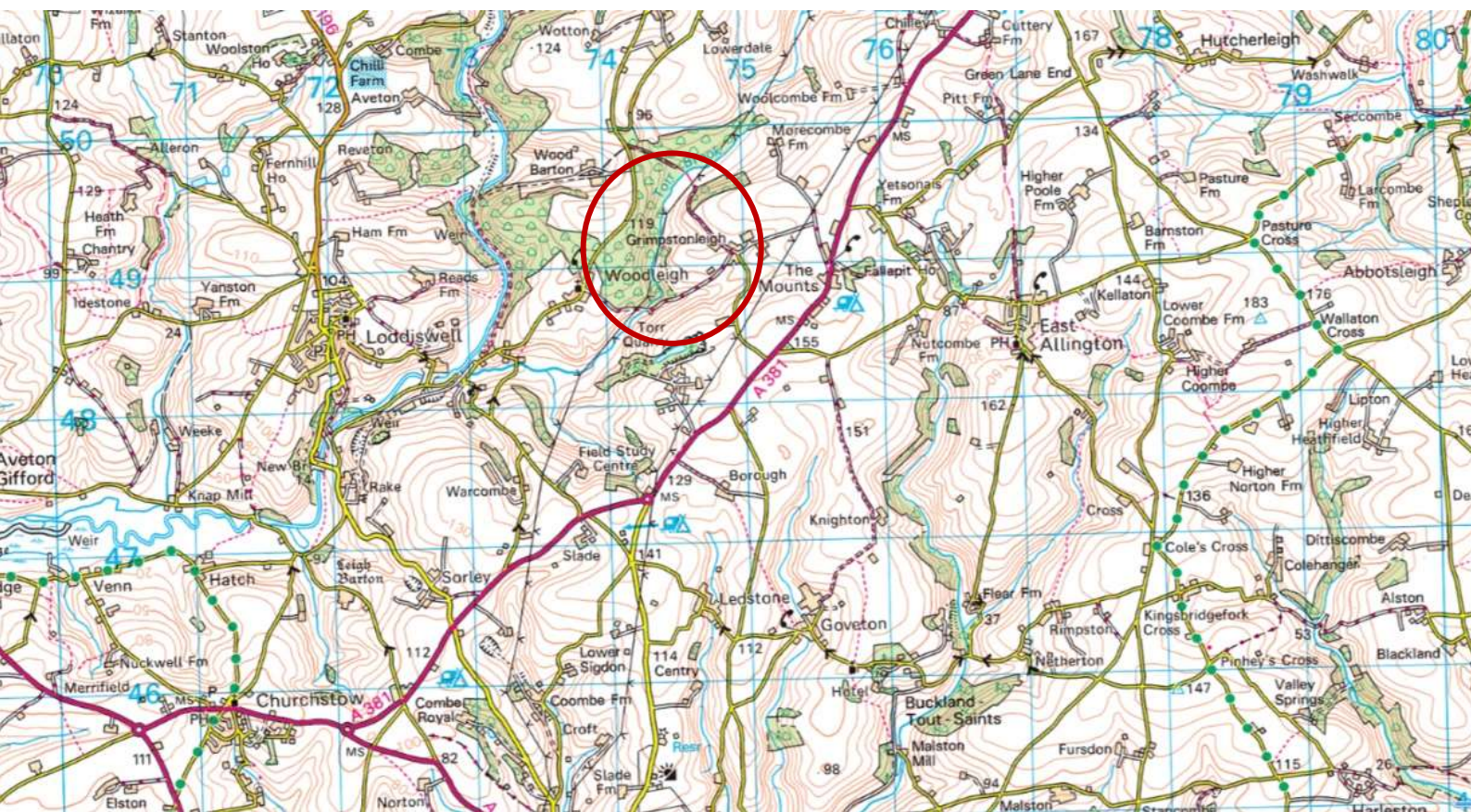


Sales Plan:





## 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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