

Established

RENDELLS

1816

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

HOWTON ROAD

DRN1326

HIGHWEEK

NEWTON ABBOT

**16.87 Acres of Pasture Grass lying to the
North of Howton Lane, near Highweek
about 1.5 miles from the Centre of Newton Abbot**



Asking Price £140,000 – Subject to Contract

Contact Newton Abbot Rural Department:

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881 Email: land@rendells.co.uk

16.87 Acres of Pasture Grass lying to the North of Howton Lane, near Highweek.

The land has not been occupied for two years is suitable for grazing of cattle or horses, and sheep if stock proof fencing is erected within the boundaries. There is a gateway leading from Howton Road at the South East corner of the field. The Western part is level or sloping whereas the centre and Eastern part is steep even so it provides good grazing or it could be planted with trees.

There is a clump of trees and a small area of former quarry which has trees growing on it, also a spring in the North West corner and a main water supply by meter off a private pipeline. Considerable development to the South of Howton Road has taken place over the past two decades.

Plan: The plan attached is a 1905 edition but shows the extent of the property which is contained within bank and growth hedges.

Directions:

Leave Newton Abbot for Bovey Tracey proceed to the roundabout and turn left for Ashburton, at the next traffic lights turn right, go up the hill into Coombehead Road into the village, bear left go on for about half a mile, turn right into Howton Lane keeping the high wall on the left, go down the hill and the gateway will be seen on the right.

What 3 words /// hiring.airbag.reunion.

Viewing:

At any time in the hours of daylight with these particulars to hand so long as you inform us before visiting. Contact Rendells Rural Department, Newton Abbot ref CCM/VG, Tel no. 01626 353881 Email land@rendells.co.uk

The sale plan has been taken from Land Registry and 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.

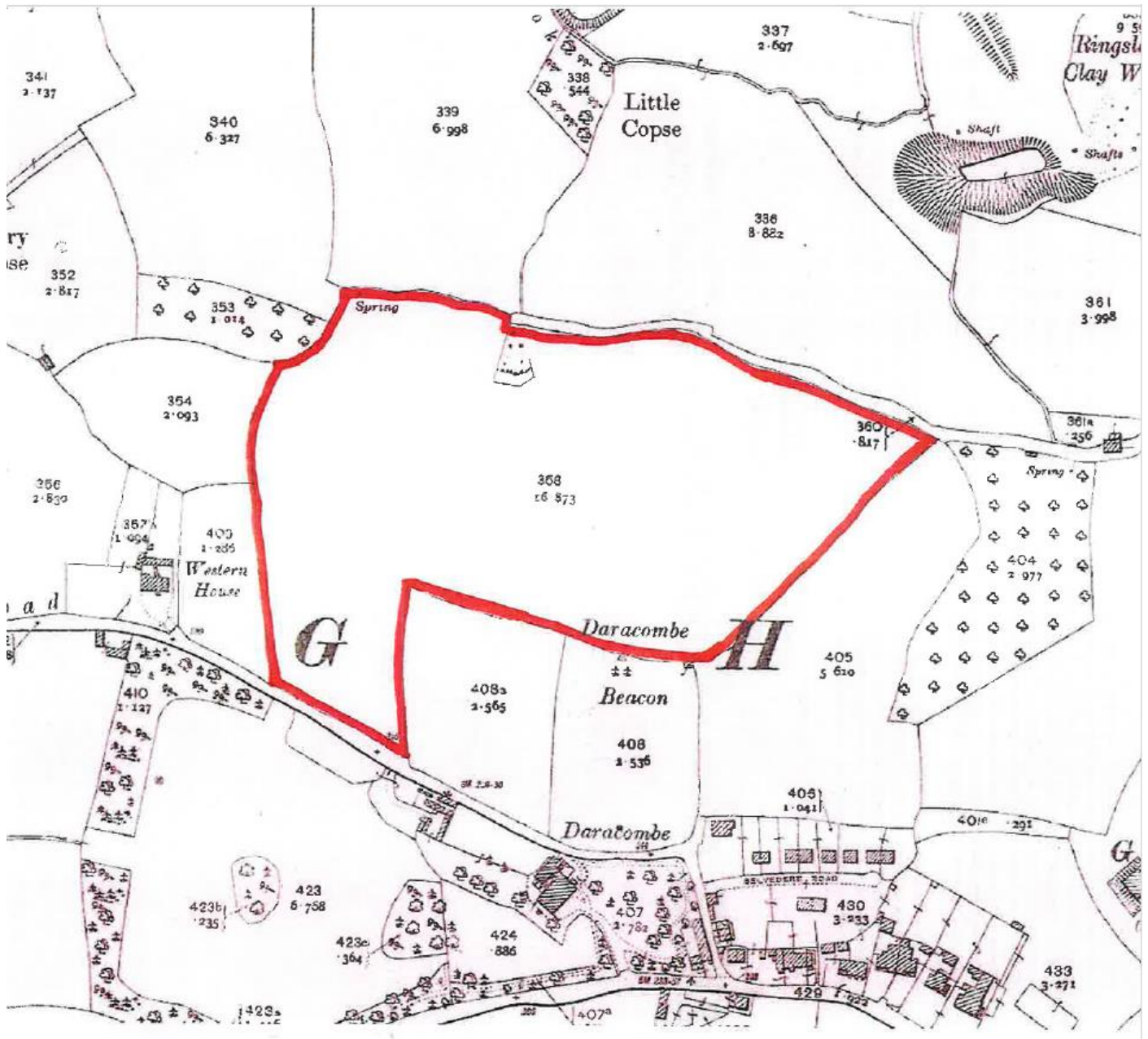
Health & Safety:

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.

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.

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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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