

Established



1816

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

DRN01359

## Land at Christow

6.1 acres of Pasture & Woodland at Horsepark, Christow, EX6 7NW



**Extending to about 6.1 acres; a long term ley with mature oak woodland and stream, on the southwest of the village of Christow, near Bennah. Available as a whole or in up to 3 lots by negotiation.**

**Offers in Excess of £65,000 – 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](mailto:land@rendells.co.uk)

## 6.1 acres of Pasture & Woodland at Horsepark, Christow, EX6 7NW – pt DN756572

### Situation:

This field parcel extending to about 6.1 acres is situated to the southwest of the village of Christow, a short distance from Bennah Hill, within the Dartmoor National Park. It is 11 miles from the City of Exeter, 11.5 miles from Newton Abbot and 17 miles from Torquay.

### Description:

A pasture field with woodland copse and stream. A track runs along the eastern boundary hedge to the stream in the north of the field. The meadow slopes northward towards a stream in the woodland– the stream marks the boundary to the field beyond.

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 8384	0461	Pasture with woodland copse	6.14	2.49

### Schedule of Land:

### Services:

No services are connected.

### 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. A footpath (Christow Footpath 7) follows the stream along the northern boundary, through the woodland of the property, there is no public access from the footpath onto the road through the field.

### Local Authority:

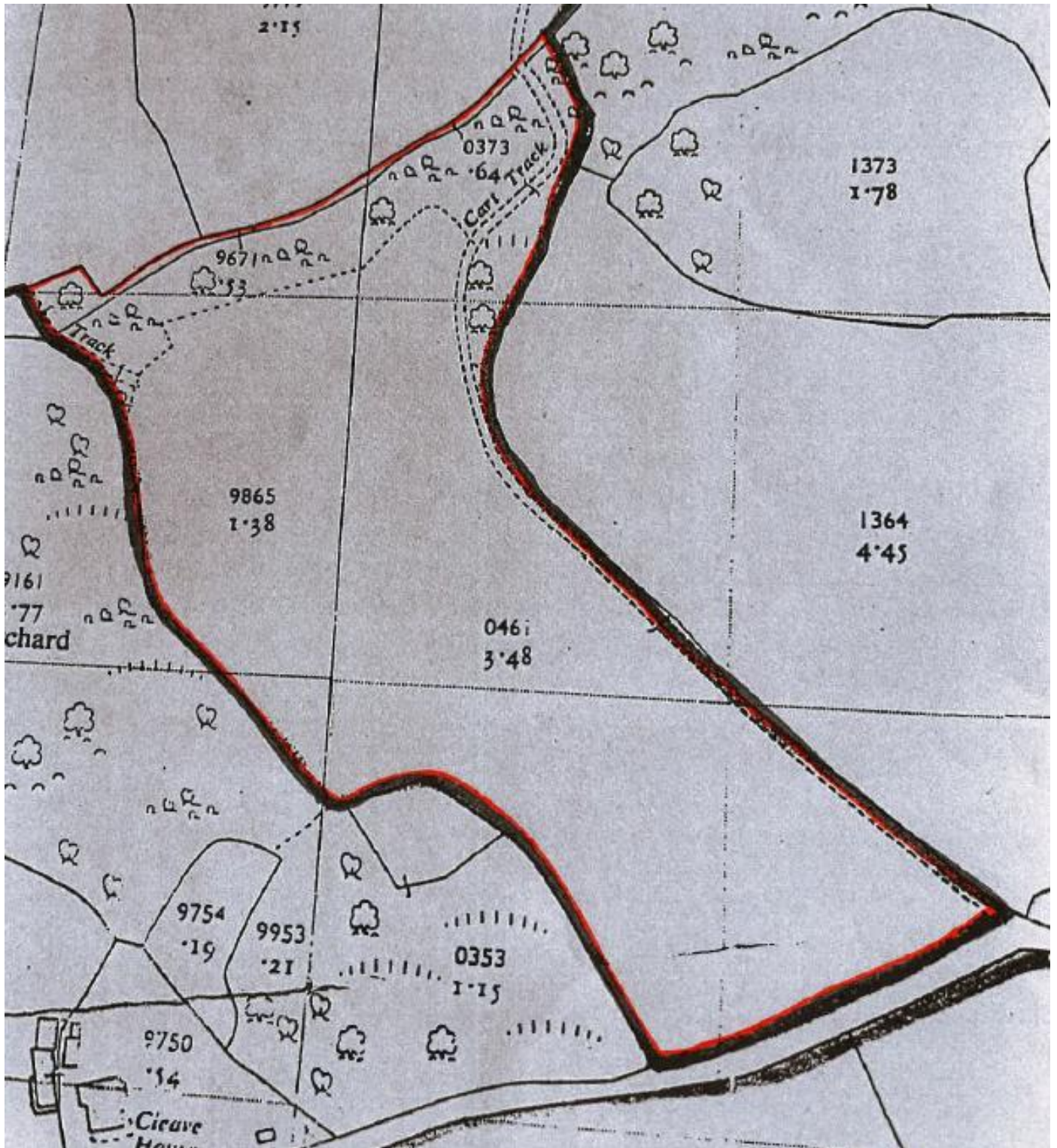
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101  
Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ – Tel: 01626 832093

### 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 and stone walling.



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.

**Viewings by appointment only:**

Viewings are available by appointment only. Contact Rendells Rural Department, Newton Abbot ref VG to arrange  
Tel no. 01626 353 881 Email land@rendells.co.uk

**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.

## 6.1 acres of Pasture & Woodland at Horsepark, Christow, EX6 7NW – pt DN756572

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

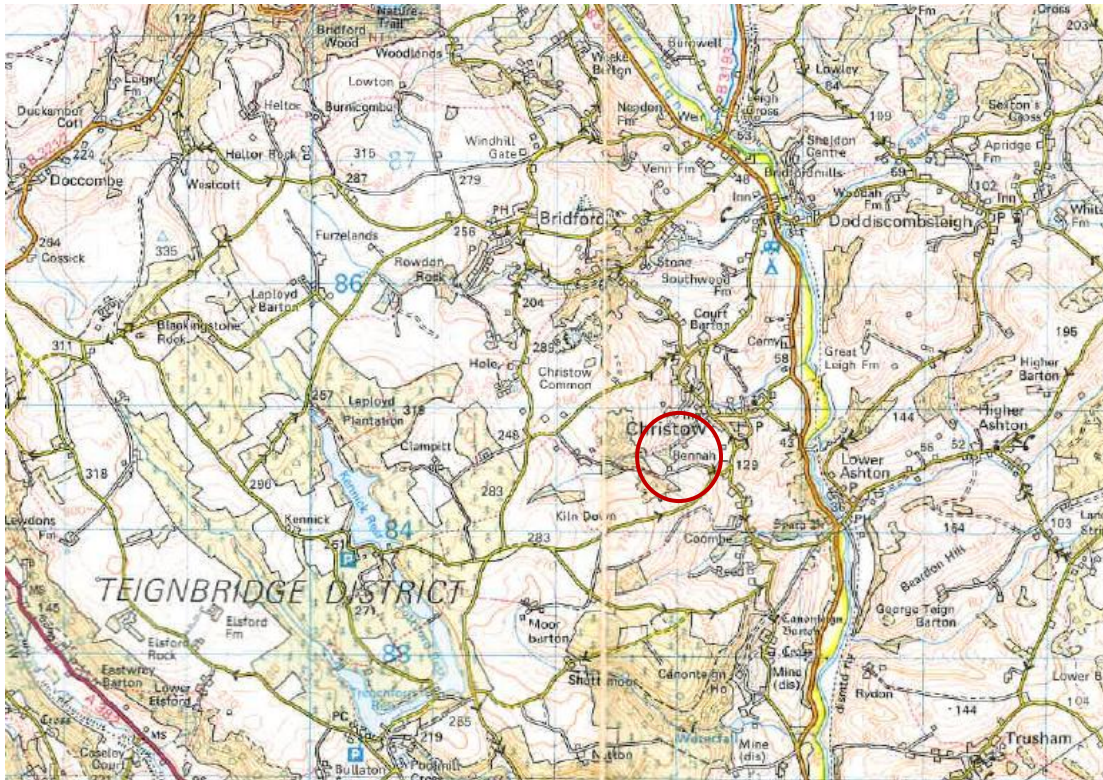
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for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

**Directions:** Approached from Butts Lane out of the village of Christow, turning right on to an unnamed country lane, pass the turning to Bennah Hill on the left, stay straight on the lane towards Highfield and Cleve House, the entrance to this property is through the gateway on the right.

### What3Words:

///informs.trickling.visa

### 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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