

Established



1816



Land at Summercourt Way, Brixham, Devon TQ5 0FA

Offers in the Region of £80,000

Amenity land and mixed woodland extending in total 0.342 acres (0.1384 hectares) with easy access.

DRO03136

Rendells - Totnes
57 Fore Street, Totnes, Devon,
TQ9 5NL
T: 01803 863888
E: totnesrural@rendells.co.uk
www.rendells.co.uk

Situation

The land is conveniently located adjoining Summercourt Way on the north-western side of the Higher Brixham area and being approximately within just over a mile of Brixham town centre and a quarter of a mile from the Torbay Ring Road to the north.

The Land

The land extends in total to 0.342 acres (0.1384 hectares) which is comprised of a clearer open area to the north-east which is approximately 0.1637 acres (0.0662 hectares) and an attractive area of mixed woodland to the south-west which extends to approximately 0.1783 acres (0.0722 hectares).

The land to the north-east has been cleared of overgrowth and is now a level clearing which is bordered by the adjoining footpath to the north-east and south-east and earth bank to the north and with access directly from Summercourt Way to the south-east.

The woodland area is comprised of mature broadleaf and conifer species and is gently north and east facing, free draining land. The woodland area is bordered by a stone wall to the south-east and a Devon bank to the north/north-west with shrub growth to the west and the woodland runs down and adjoins the open cleared area to the north-east.

NB There are Tree Preservation Orders in place on the trees situated within the woodland area.

The land offers potential for a variety of uses including recreation and amenity use as well as possible other uses subject to any appropriate consents, permissions and payments that may be required.

NB The amenity/cleared area to the north-east may have potential, however purchasers are advised to speak to the local authority in relation to any specific use or planning enquiries.

Access

The land can be accessed directly off Summercourt Way to the south and Summer Lane to the east.

Services

The land is not currently connected to mains water or electric, however it is believed that there are mains services in the vicinity to which it may be possible to connect subject to necessary consents, permissions and payments.

Subsidy Schemes

The land is not believed to be registered with the Rural Payments Agency and there are no Agri-environment schemes in place on the land.

Overage Clause

There is no overage clause included and the land/property is sold without restriction.

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.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Torbay Council. Town Hall, Castle Circus, Torquay TQ1 3DR. Tel: 01803 201 201

Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: totnesrural@rendells.co.uk to book. Once booked, viewings can be unaccompanied but at prospective purchasers' own risk and restricted to the advertised land only.

Manner of Sale

The land/property is being offered on the open market with the invitation for bids in the region of £80,000 (Eighty Thousand Pounds).

All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

Status

Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

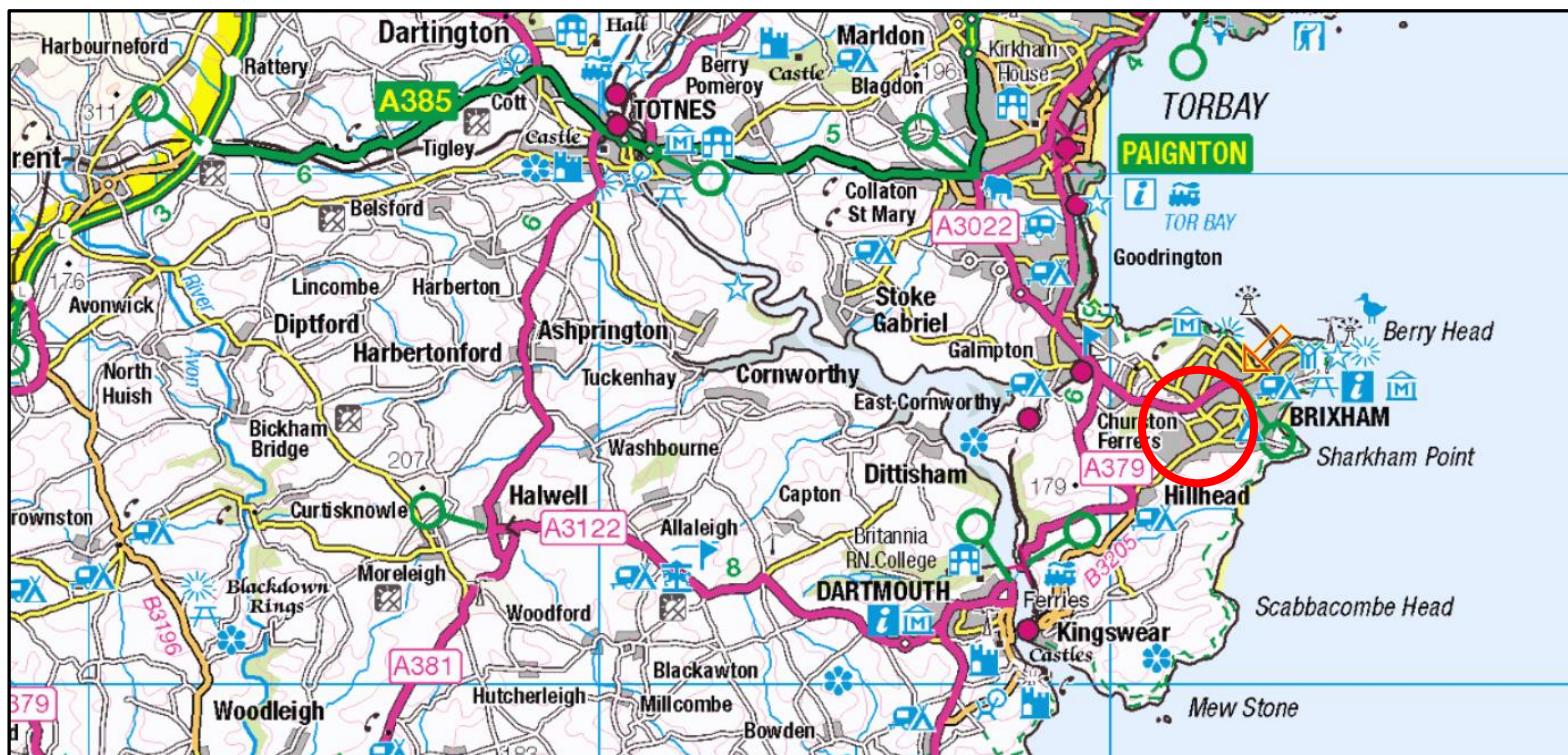
Acceptance of Bids

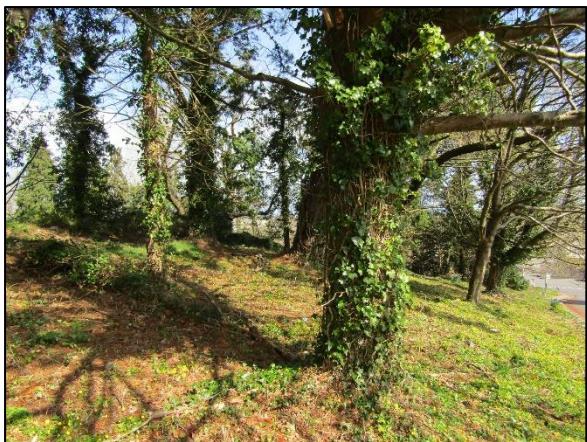
On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves the right not to accept the highest or any bids.

Directions

From the A3022 Torbay Ring Road follow the signs to Brixham and on reaching the Toll House take the right hand fork and head up the hill to the roundabout, take the third exit onto Mathill Road and after approximately a quarter of a mile the road turns sharp left and the turning onto Summercourt Way is immediately after the turning on your right hand side with the land being in front of you on the junction of Mathill Road and Summercourt Way.

What3Words Location: //steady.copying.prefect





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 finalising 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 finalising 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.

Disclosed Bidding Form

Land at Summercourt Way, Brixham, TQ5 0FA

Offers in the Region of £80,000

I/We offer for the above-mentioned land Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

Status:

Please confirm position:

Status	Cash / Loan / Mortgage
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Prospective Purchasers Details:

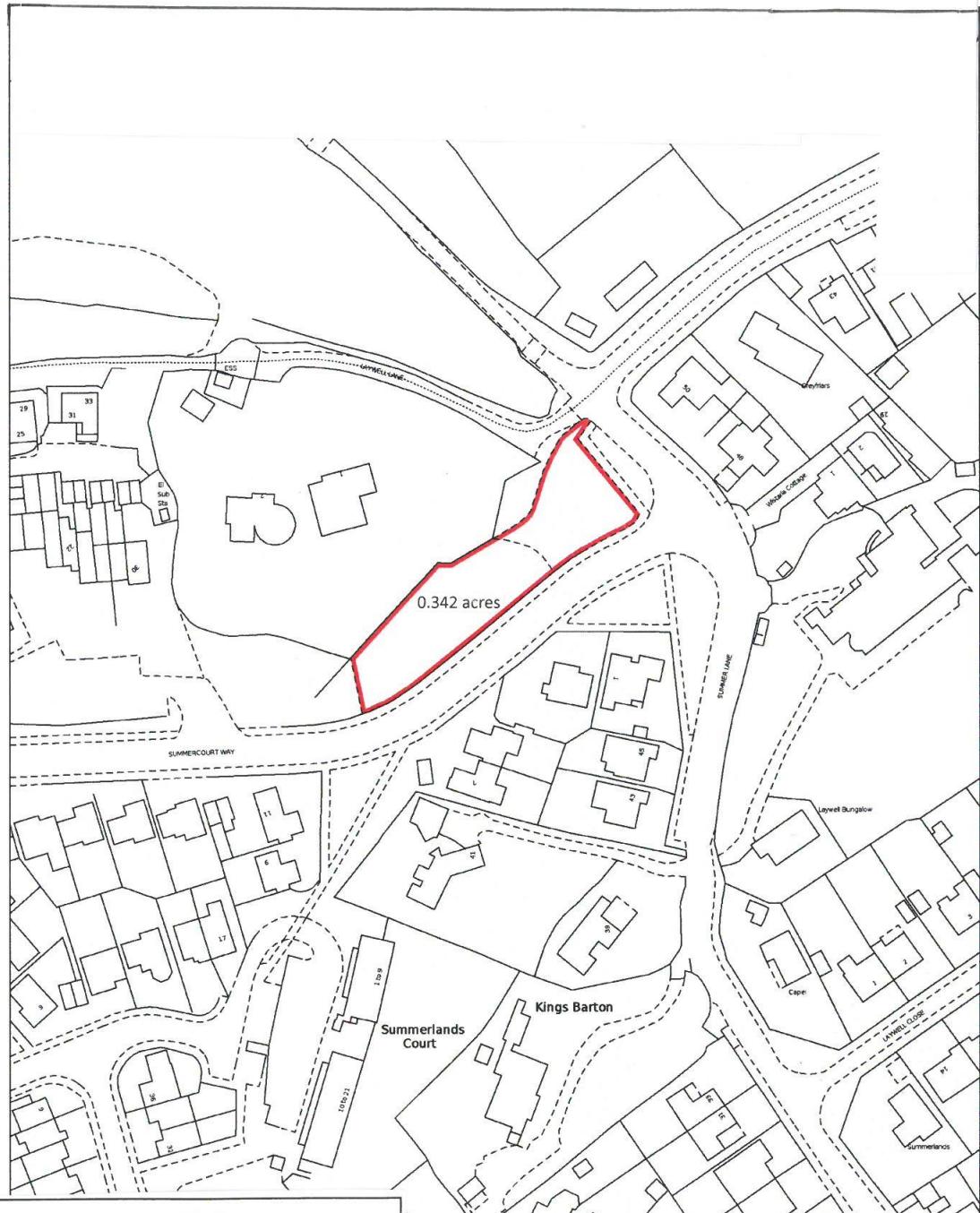
Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:

Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Signature:	
Date:	

The vendor reserves the right not to accept the highest offer received or any offer if so wished.
Please submit offers to Rendells Totnes Office, 57 Fore Street, Totnes, Devon TQ9 5NL
Email: totnesrural@rendells.co.uk



RENDELLS

**Totnes Rural Department
Land at Summercourt Way, Brixham**
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Not to Scale