



Land known as Gardeners Field

Sandford, Crediton, Devon, EX17 4LX

- Productive pasture
- Direct road access
- Edge of village location
- Freehold with vacant possession available
- In all about 3.71 acres

Guide Price - £60,000

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Situation

The land is situated on the northern edge of the popular Mid Devon village of Sandford, which offers a good range of local amenities including a primary school, village shop, two public houses and a church. The nearby market town of Crediton, approximately 2 miles to the south, provides a wider range of everyday amenities.

Description

The land extends to approximately 3.71 acres and comprises an agricultural field located on the northern edge of the village of Sandford. Classified as Grade 2 according to the land classification maps, the land offers versatility for a variety of uses and is currently utilised predominantly for livestock grazing. The land benefits from direct access from the adjoining public highway to the west and due to its location, offers potential for a range of alternative future uses, subject to any necessary planning consents.

Services

A water supply may be available by separate negotiation with the neighbouring land owner.

Tenure and Possession

Freehold with vacant possession available on completion.

Uplift and Overage Clause

It should be noted the land will be sold subject to a development uplift provision of 20% of the uplift in value following the grant of any non agricultural planning consent in the next 20 years and will be payable on the earlier of sale with the benefit of planning permission or implementation of the planning permission.

Local Authority

Mid Devon District Council

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Plan of the Land

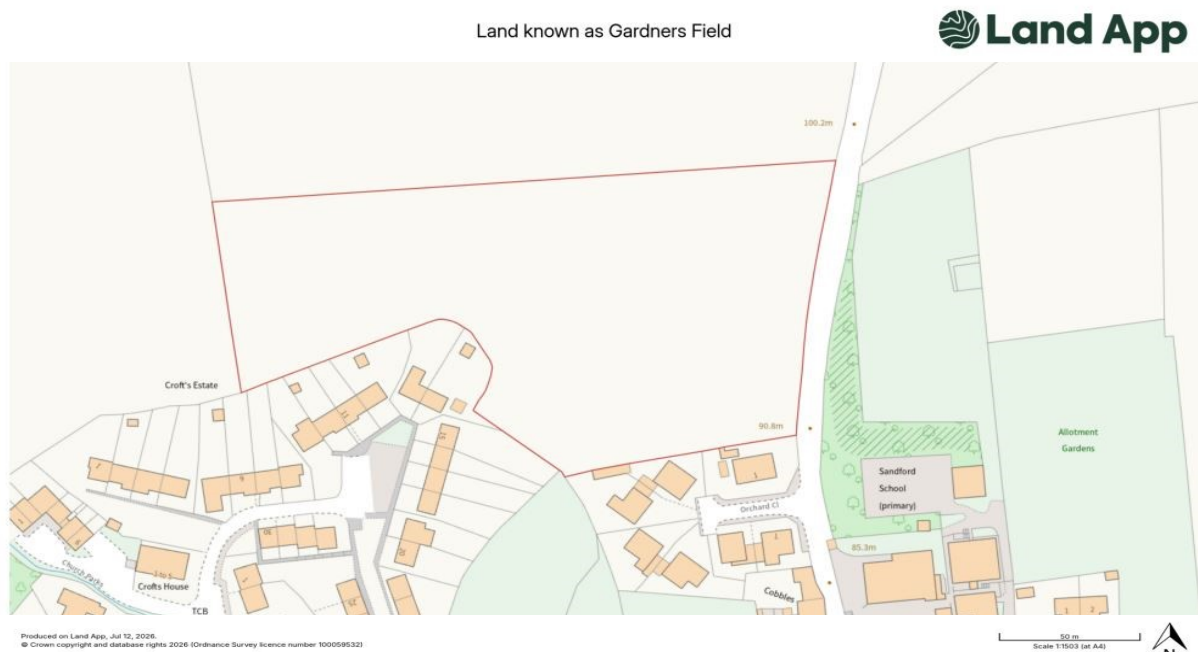
The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Directions

What Three Words:///fills.trickled.listen

Viewings

Please ring 01392 252262 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website .



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