



Connells

Belvedere Place Higher Ashton
Exeter



Property Description

Occupying a truly unique and secluded position on the edge of Higher Ashton, this rare opportunity presents the chance to acquire approximately 3.3 acres of land comprising a mixture of woodland and open lawned areas. The plot was previously home to a residential property positioned centrally within the site and also benefits from a number of existing storage sheds. Surrounded by mature woodland, the land offers a private and peaceful setting with an abundance of natural beauty and potential. Positioned adjacent to the iconic Haldon Belvedere, the site enjoys a highly desirable location with excellent access to the surrounding countryside while remaining within easy reach of Exeter.

Access is gained via a private gated entrance, with a parking space situated outside the plot.

This is a fantastic opportunity for purchasers seeking a restoration, redevelopment, or land project, subject to any necessary planning permissions and consents.

Opportunities of this nature are rarely available, and viewing is highly recommended to fully appreciate both the setting and the potential on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Notes

Access is over a private lane and parking is on the grounds.

Utilities are not connected.

There is a public right of way over the access lane.

The property is non-standard construction: part brick, part timber.

Sold as seen.





To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Council Tax
Exempt Band: B

view this property online [connells.co.uk/Property/EXR317767](https://www.connells.co.uk/Property/EXR317767)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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