

Established



1816

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

DRN01408

## Green Haven

2.54 acres of Meadow & Well-Established Woodland on Old Town Hill, Liverton, Newton Abbot,  
TQ12 6HY



**Extending to about 2.54 acres; a natural meadow with woodland and stream, on  
Old Town Hill – connecting Liverton & Ilsington.**

**Offers in Excess of £60,000 – 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)

**Green Haven 2.54 acres of Meadow & Well-Established Woodland on Old Town Hill, Liverton,  
Newton Abbot, TQ12 6HY– DN107347**

**Situation:**

This meadow & woodland extending to about 2.54 acres is situated to the northwest of the village of Liverton and to the east of the village of Ilsington, just off Old Town Hill, the road connecting the two villages, within the Dartmoor National Park. It is 19 miles from the City of Exeter, 6.5 miles from Newton Abbot and 16 miles from Torquay.

**Description:**

The property is accessed directly off the public highway via a private gateway. The property, although one title, is split into two almost equal halves with the flat grass meadow being to the south of the stream and steeply sloping woodland to the north through which well-maintained paths lead gently to the very top boundary of the property. The property as a whole has been managed specifically for wildlife since 1980 and has seven different habitats offering nature a safe haven. There is a spring and marsh fed pond, a combination of mowed walkways, nettles patches, trees, wildflower meadows, compost heaps, log piles, bird boxes, woodland, stream and two structures – one of which is a field shelter and the other a lockable two roomed structure with solar panels and plenty of storage. A wooden bridge crosses the stream from the meadow transporting you into the woodland, with a winding path which zig zags up the hill through the wood to the northeast boundary. The boundaries are well defined with a combination of fence types. There are many tree and plant species within the woodland, once again offering nature (specifically insects) a place to truly thrive. The property is well maintained with clear pathways and good access, offering an extremely tranquil spot for humans and animals alike.

**Schedule of Land:**

<b>SX Map Sheet</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Hectares)</b>
SX 7975	3096	Woodland & Stream	1.15	0.47
SX 7975	3290	Meadow	1.39	0.56
Total:			2.54	1.03

**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 runs outside the southern boundary but there is no public access from the footpath or from the road or neighbouring houses/land through the property.

**Local Authority:**

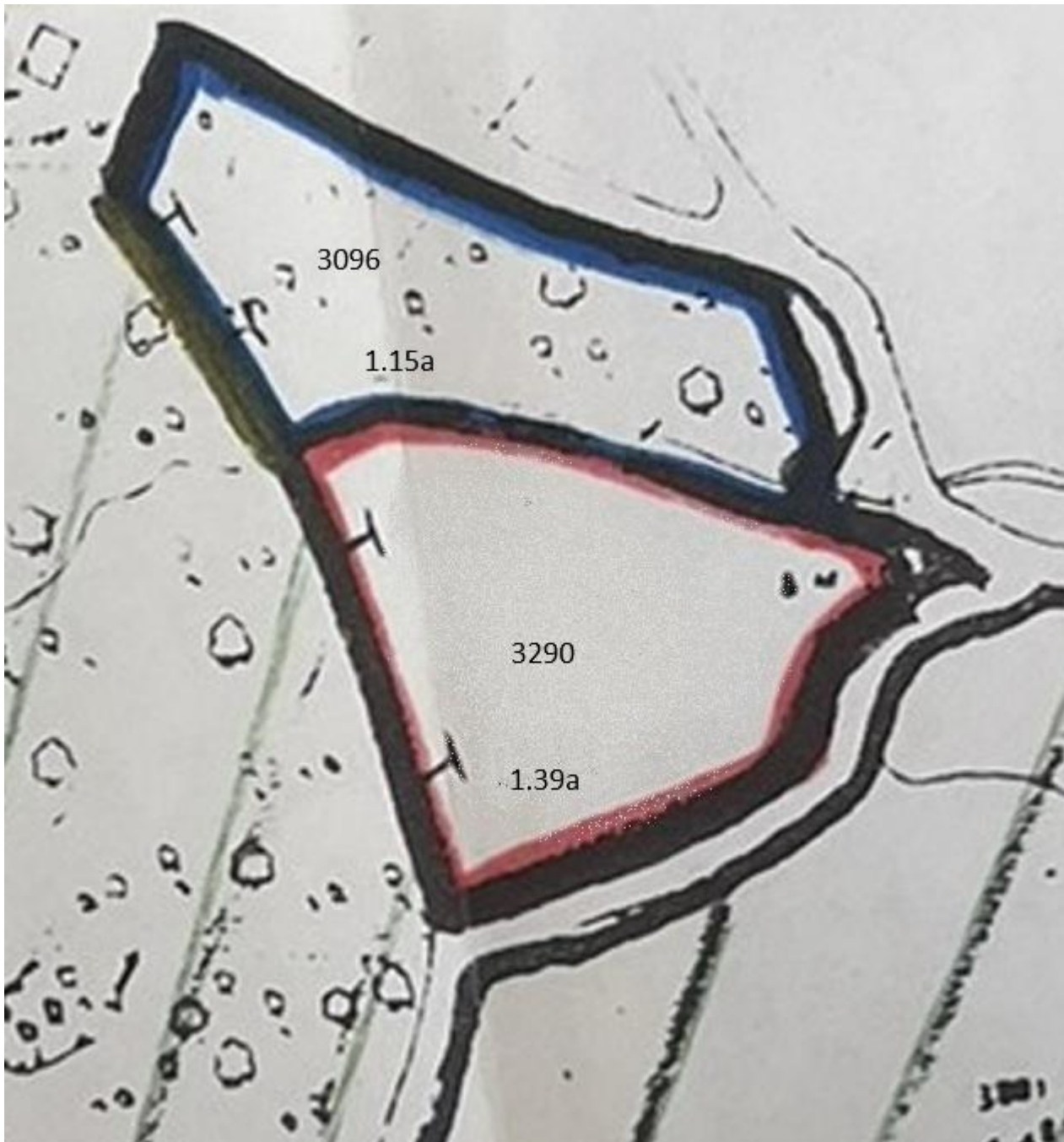
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101  
Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ – Tel: 01626 832093

**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 fencing.



**Plan:**



The sale plan has been taken from a Land Registry document 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](mailto: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.

**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.

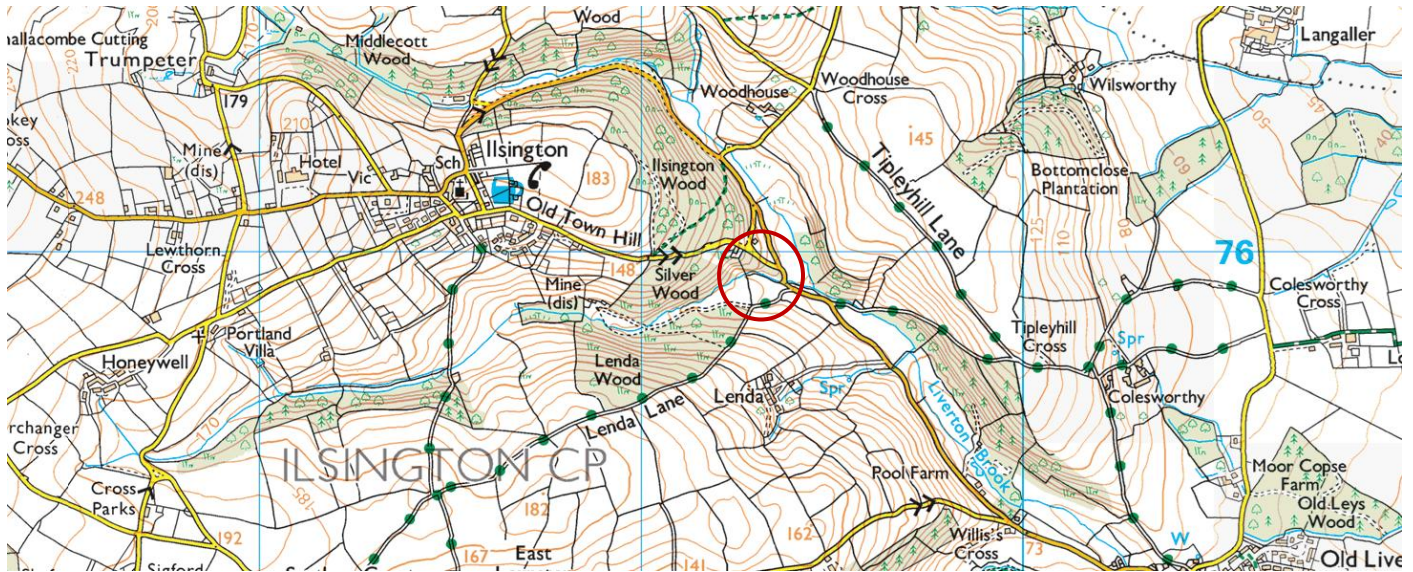
**Green Haven 2.54 acres of Meadow & Well-Established Woodland on Old Town Hill, Liverton, Newton Abbot, TQ12 6HY– DN107347**

**Directions:** Approached from Liverton on the road toward Ilsington and the gateway is just before the turning to Old Town Hill.

**What3Words:**

///hotels.wildfires.shun

**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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