

Established



1816

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

DRN01442

Land at Pennycombe, Kenn

Pennycombe Water Meadow, Kenn, Exeter



Extending to about 2.13 acres of flat pasture/amenity land.

Offers in Excess of £40,000 – 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

2.13 acres of land at Pennycombe Water Meadow, Kenn, Exeter – DN769369

Situation:

The property is situate near the village of Kenn (less than a mile) just outside the city of Exeter (8 miles). Located just on the outskirts of the village, this parcel of land is quiet and secluded whilst maintaining good access from the M5 (3.2 miles), A38 (1.6 miles) and local amenities.

Description:

(As identified edged red on the attached plan)

Access to the land is from the southwest, turning off the public highway onto the lane and then left into the field over which there is access. The land is flat and curves to the east following the line of the stream providing a sheltered and private property. There are trees on three sides of the property although please note that the timber rights do not belong. The boundary of the property is the stream bank allowing a shaded and peaceful area. The property is currently being used for amenity and leisure, being a quiet relaxing space surrounded by the peaceful sounds of birds, trees and the babble of the stream.

Schedule of Land:

Land Registry	Grid Ref	Description	Size (Acres)	Size (Hectares)
DN769369	SX9384	Land	2.13	0.86
Total:			2.13	0.86

Services:

Water

There is no mains water however the stream bank is the boundary of the property.

Electric

There is no mains electricity supply to the land.

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.

Local Authority:

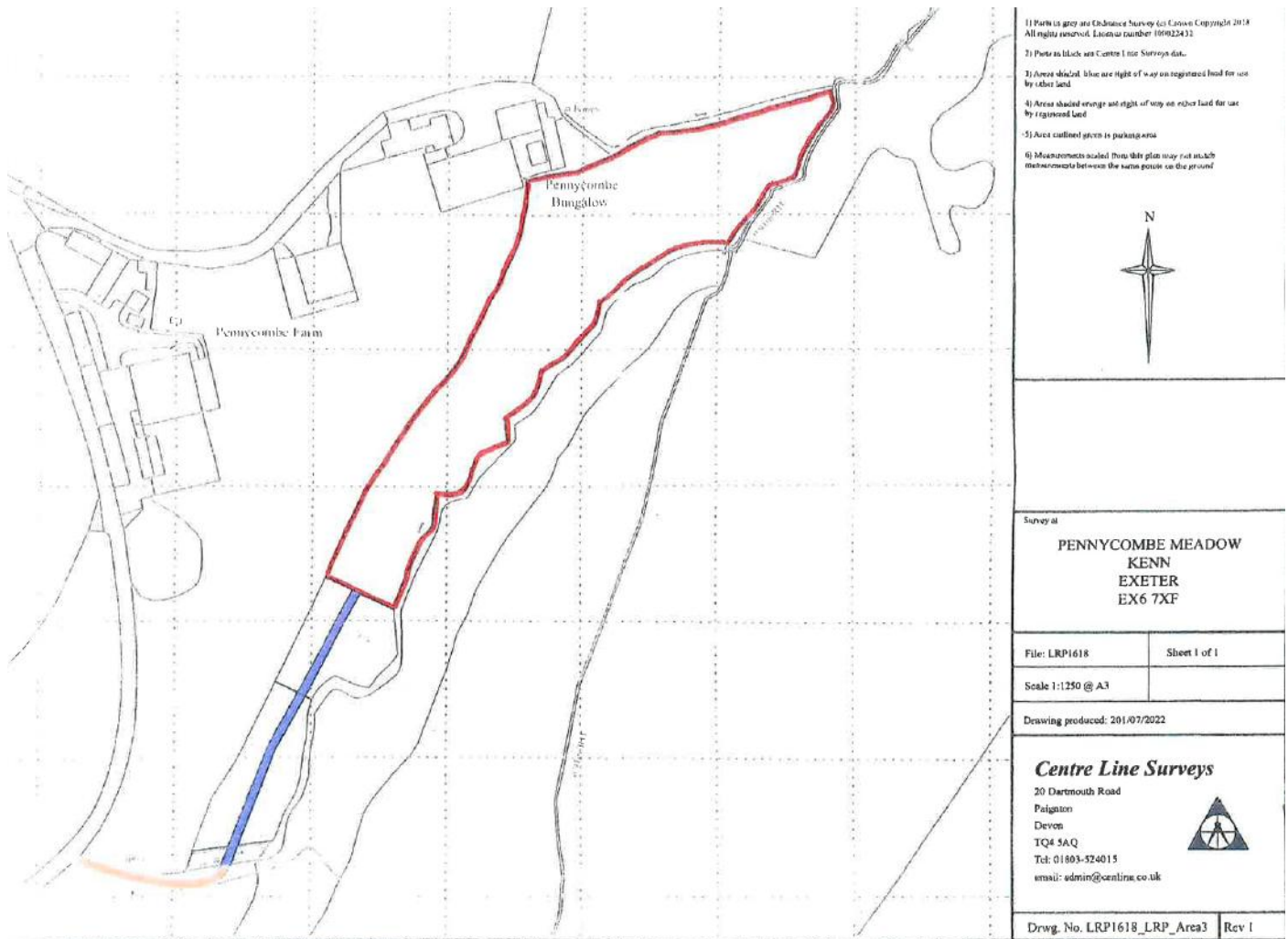
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX- Tel: 01626 361101

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 and hedgerows.



Sales Plan:



The sale plan 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.

Access as shown on the sales plan:

The area shaded brown is the access as per the Land Registry Title (denoted as Green below).

4 “The property is sold but subject to a full and free right of way at all times and for all purposes with or without vehicles and animals over the track way coloured green on the plan for the benefit of the land adjoining land O.S. numbers 2086 and 0562 and to and from any land adjoining these enclosures”

The area shaded blue is the accessway as per the TP1 Transfer.

12.2 “Rights granted for the benefit of the property. The Transferor grants the following rights for the benefit of the Property: (a) a right of way for the Transferee and its successors in title and those authorised by it or them to pass with or without vehicles over and along the Accessway to and from the Property”

Viewings by appointment only:

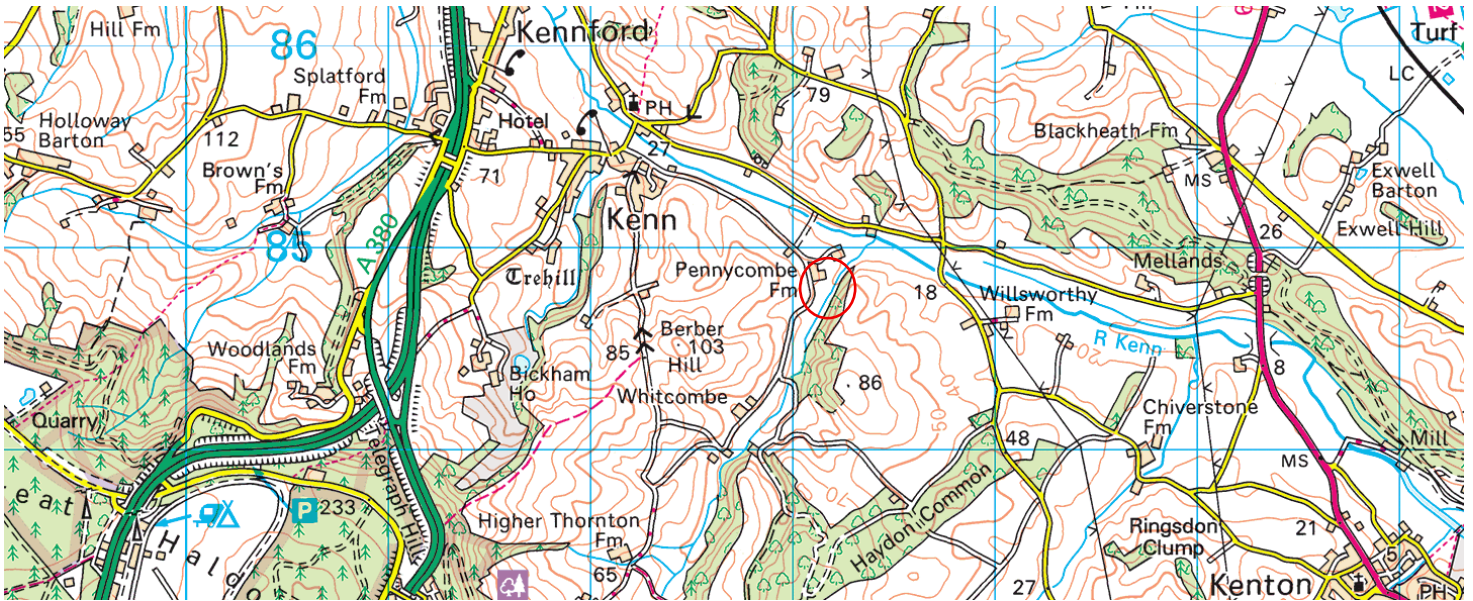
Viewings are available by appointment only. Contact Rendells Rural Department, Newton Abbot ref VG to arrange Tel no. 01626 353 881 Email land@rendells.co.uk with 2 working days notice.

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What3Words:

The entrance to the accessway is ///refuse.roofed.unearthly and the gateway to the property is ///lemmings.ourselves.entitle. Please do not deviate from the accessway.

Location Plan:



Directions:

From the A38 take the Kennford Exit and then the road to Kenn, once in the village take the right hand turning at the triangle just before the bridge. Follow this road past Pennycombe Farm and then take the left track (marked brown on the on sales plan) and then left onto the accessway. Follow the accessway across the field to the property gate – do not deviate from the accessway.



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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.



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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