

Established



1816

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

DRN01017

Land For Auction

The Downs, Canada Hill, Ogwell TQ12 6AF



**18.68 acres (7.56ha) of agricultural land and woodland with good access,
mains water and fantastic views.**

****Online Auction ending Friday 3rd July at 15:00 hrs****

For Auction Guide Price £175,000

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: land@rendells.co.uk

18.68 acres (7.56ha) of Land known as The Downs, Ogwell pt DN636337 – For Sale by Online Auction

Situation:

The land is situate to the outskirts of the village of Ogwell at the top of Canada Hill with views over Newton Abbot towards Teignmouth and around to Dartmoor and Haytor. Being 1 miles south west of Newton Abbot and 3.5 miles west of the A38.

Description:

The property consists of around 11.91 acres of pasture that is upon free draining soil and primarily used for the grazing of livestock and cutting in places. To the east there are 6.77 acres of woodland that runs along the steeper eastern boundary with a redundant quarry.

The land is primarily level and of a useful size, ideal for an agricultural smallholding or equine purposes or just amenity land benefiting from fantastic uninterrupted views.

Access off the public highway over a private track that is shared with the neighboring field and residential property. The land benefits from the right to a metered mains water supply. The field has secure stock fencing to all boundaries.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8470	3924	Pasture	11.91	4.82
SX8470	4823	Woodland & Quarry	6.77	2.74
		TOTAL	18.68	7.56

Services:

The property has a metered mains water supply that feeds the water trough inside the gateway. This supply is then sub metered to supply the retained land to the west. The retained land has a right to a metered supply of water and pays the owner of The Downs the use monthly at South West Water billing rates.

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.

There is public footpath that runs along the eastern boundary and crosses the property to the north known as Ogwell Footpath 1 & 2.

Covenant, Restrictions or Overage:

The land will not be subject to any restrictions or overage by the vendor.

Local Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX
01626 361101

Drone Video:

<https://youtu.be/uygsCvPqGQE>

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 mature hedgerows, the purchaser will be proportionately responsible to keep the private track accessible and maintained for vehicular use.

Viewing:

Viewing is available during daylight hours subject to prior registration with **Rendells Newton Abbot** Tel no. 01626 353 881. Buyers will need to have a copy of the particulars to hand.

Directions:

From Newton Abbot take the Tones Road and at the roundabout take the third exit into Ogwell and continue up Canada Hill and the property is on the right-hand side.

What3Words:

///hagging.skill.bongo

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.

Plan:

The sale plan has been taken from Promap 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.

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.

Method of Sale

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Friday 3rd July at 5.00 p.m. (17.00 hours).

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Proving of Identity

It is a requirement of all bidders to register via the online sales site and complete the ID checks. There is no charge for registration. Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

Buyers Fee & Costs

The successful purchaser(s) will be liable to pay the buyers fees of £4800.00 inc VAT & the Buyer shall pay the costs of £815.40 being the contribution to the searches.

Deposit Payment

The Seller and Buyer agree that the winning Bidder will transfer the 10% deposit by 12pm the next working day of the end of this online auction to the Buyers solicitor.

18.68 acres (7.56ha) of Land known as The Downs, Ogwell pt DN636337 – For Sale by Online Auction

Legal Pack

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Solicitor Acting

Richard Wing of Windeatts Solicitors 48 Fore Street Kingsbridge TQ7 1PE email richard.wing@windeatts.co.uk

Completion Date

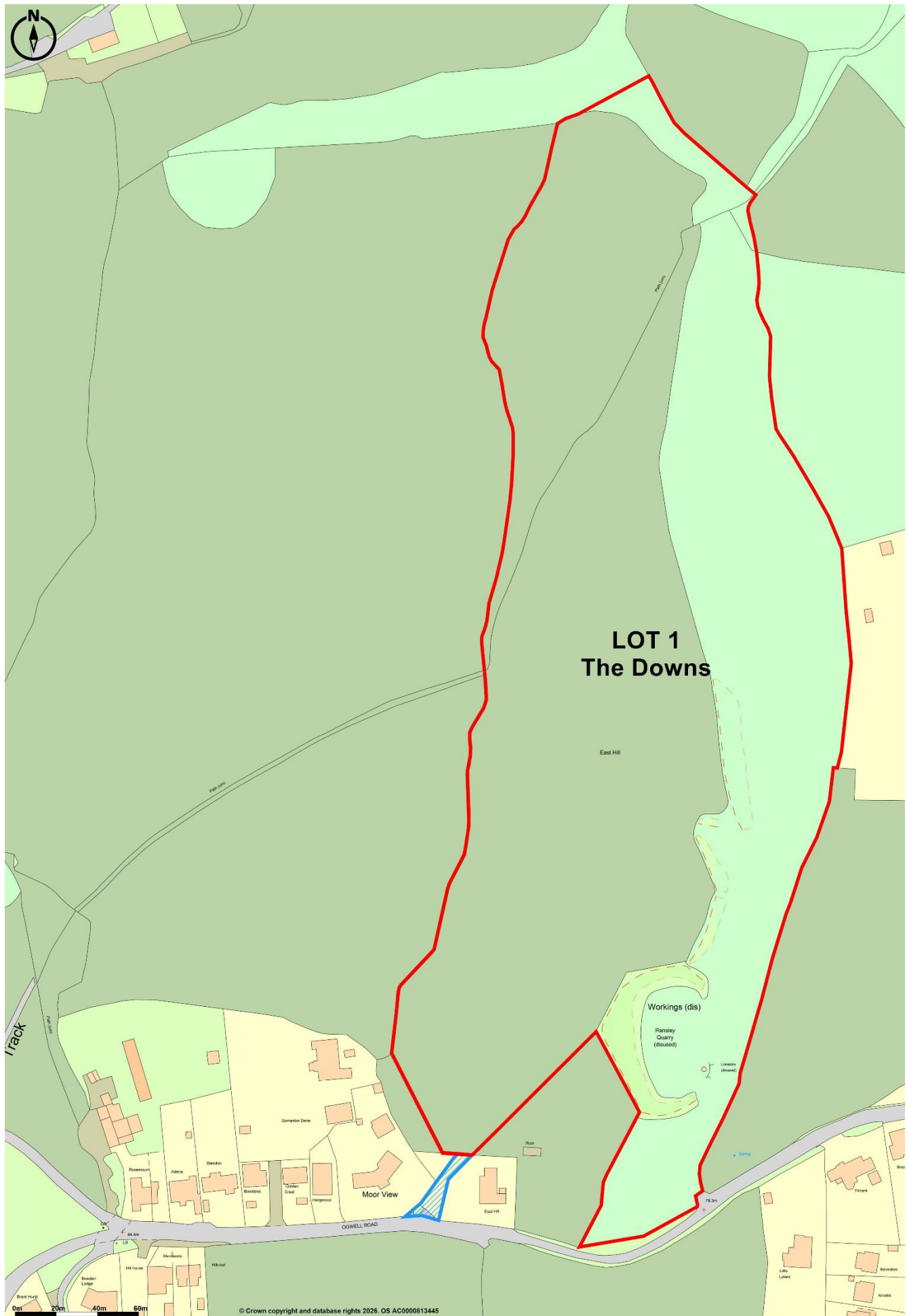
The completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

Special Conditions of Sale

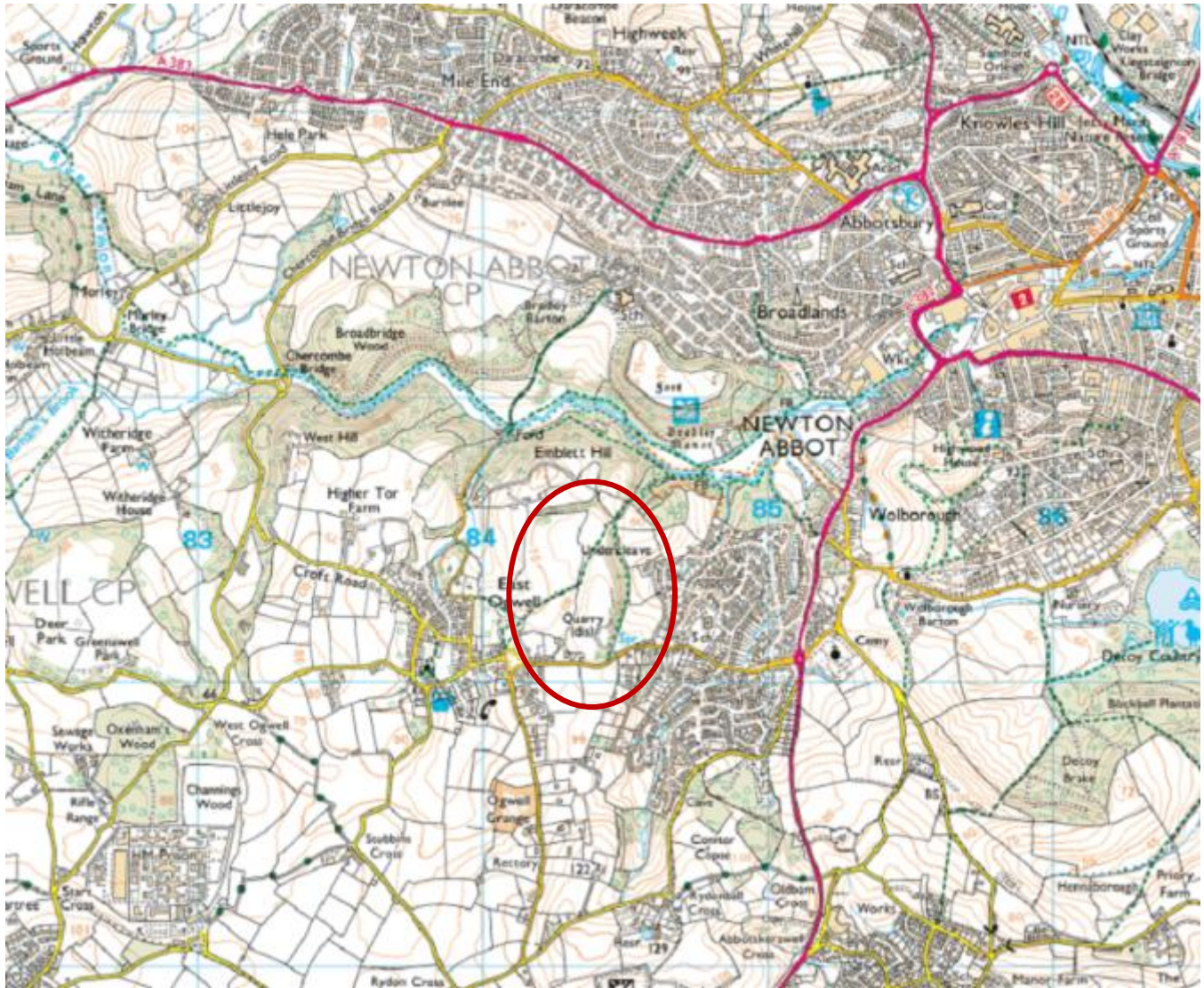
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Sales Plan:



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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