

Established



1816

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

## ASHBURTON

5.25 Acres pasture land lying to the North of Pooks Lane off Roborough Lane.



**Offers in excess of £85,000**

For Sale by Private Treaty  
Joint Sole Selling Agents  
Rendells - 01626 353881 and  
Noon Roberts Ltd - 01392 691007

5.25 acres of pasture land lying to the North of Pooks Lane off Roborough Lane

5.25 acres of pasture lying to the North of Pooks Lane off Roborough Lane which is approached from East Street, Ashburton being on the North side of the A38 between Plymouth and Exeter and having two connections to that road.

The land is made up of 3 pasture fields one having direct access on to Pooks Lane the 2 lower fields are level then gently sloping and steep at the top. Beyond is the third field sloping gently in a south westerly direction. There is a good cover of pasture grass with a mains water trough. The boundaries are mainly earth bank and growth some of which have post/wire and netting making a good parcel of land for the grazing of livestock.

**Tenure**

The property is freehold and is on offer with vacant possession on completion.

**Title**

The title is DN780618.

**Boundary Ownership**

Where known is marked with a 'T'.

**Services**

Mains water connected.

**Utilities**

Water: South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR.

**Local Authority**

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

**Planning Authority**

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ.

**Mineral Rights**

These belong to the land.

**Plan**

The sale plan has been produced from the title plan and must be treated as a guide. Anyone interested in the land is advised to make a thorough inspection.

The field sizes and ordnance numbers have been produced from Promap.

**SCHEDULE**

<b>O.S. No.</b>		<b>Acres</b>
7218	Pasture	0.98
6915	Pasture	2.25
5621	Pasture	2.02
	<b>Total</b>	<b>5.25</b>

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### **Viewing**

The land may be viewed during daylight hours but before viewing please inform Rendells on 01626 353881 or email [land@rendells.co.uk](mailto:land@rendells.co.uk) or Noon Roberts Ltd of Ceramic House, Pottery Road, Bovey Tracey, TQ123 9TZ.

### **Directions**

Proceed along East Street from the centre of Ashburton, turn left into Roborough Lane, go up for 112 Yards then turn sharp to the left into Pooks Lane, first field gateway on the right.

### **Price**

Offers in excess of £85,000 (Eighty Five Thousand Pounds) invited Subject to Formal Contract.

### **What3Words:**

/// Snowman.Soda.Backup.

### **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.

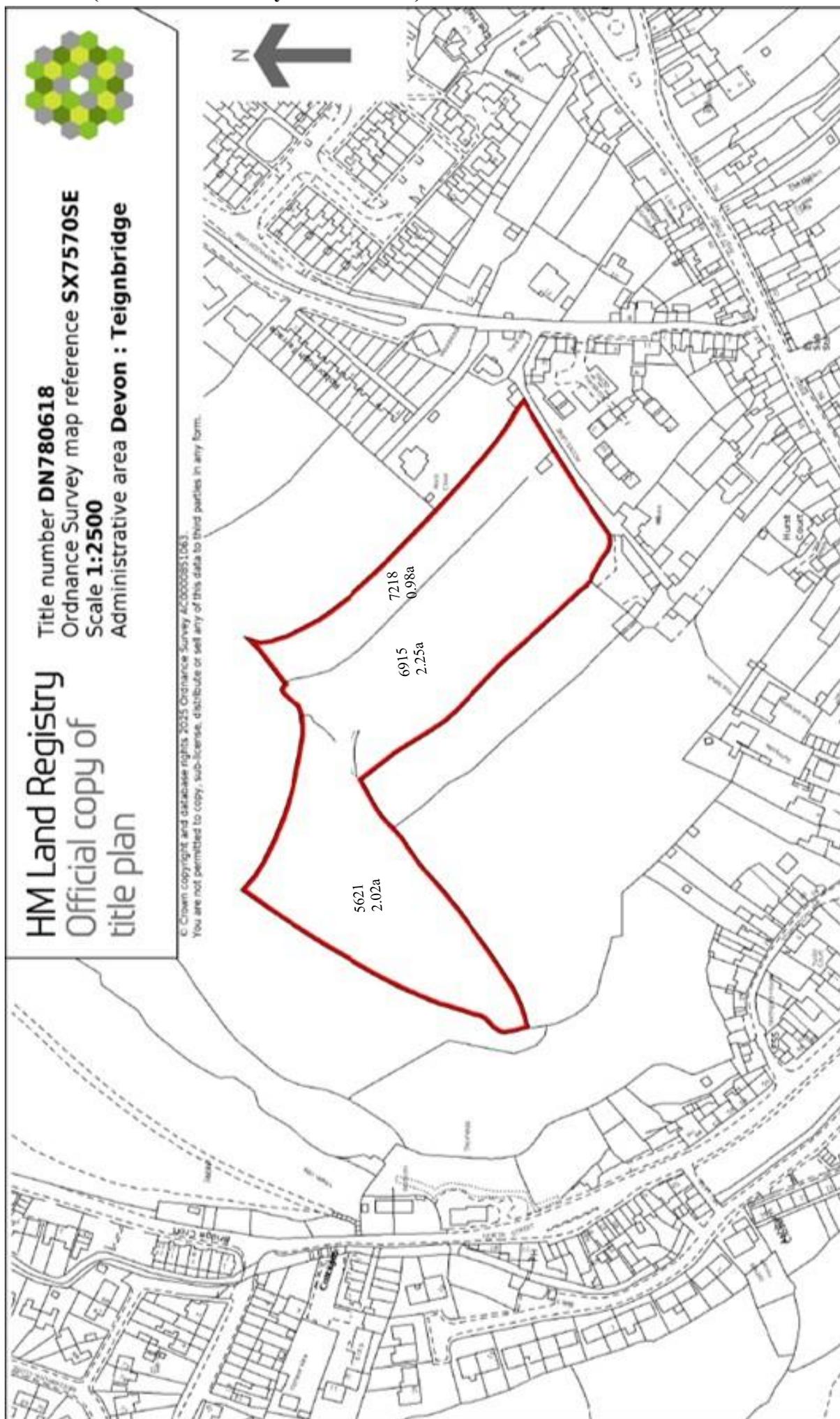


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Sales Plan: (for illustration only – not to scale)



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**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.

**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)**

**Noon Roberts Ltd of Ceramic House, Pottery Road, Bovey**

**Tracey, TQ123 9TZ.**

**Tel: 01392 691007**

