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BUILDING & LAND North of Summerhill Cross, Ashburton

Building & Land North of Summerhill Cross, Ashburton, Newton Abbot, Devon, TQ13 7QY

Building and 7.56 acres (3.06 hectares) of land

Guide Price: Excess £155,000

For Sale by Private Treaty

DESCRIPTION

The sale offers a rare opportunity for prospective purchasers to acquire a useful building and land in a secluded location with excellent access and within the fringes of the charming Dartmoor National Park.

The land benefits from a natural water supply from springs rise on the land feeding ponds and wildlife habitat areas.



BUILDINGS

MAIN BUILDING: 60'0 30'0

Modern barn of metal frame construction under a fibre cement roof with eight clear panels providing natural light and with concrete block walls to approx. 6'0 height and Yorkshire boarding/cladding above. The building has a part concrete part hardcore floor.

LEAN-TO: 45'0X 40'0

Adjoining the western side of main building is a metal frame lean-to 45'0 x 40'0 with further 15'0 x 30'0 lean-to of metal frame under a Galvaprime sheet roof with similar part cladding open to west.

There is a stoned yard area to the south and east of the buildings providing a good storage area for machinery and equipment.

THE LAND

The land is an attractive parcel of primarily grassland with pond areas with some semi-mature tree growth to the south-western side of the land which are fed by a spring which raises in that section and which also provides a natural water supply to the land.

The land is gently south and west facing, free draining, productive pasture which is bordered by solid Devon hedge banks to the eastern side and by semi mature hedge and tree growth which has been faced up along the western boundary which provides a screen to that side of the land.

The land is well fenced throughout the majority with sheep netting and single strand barbed and the land is of character with idyllic views southwards over the River Dart valley and the southern slopes of Dartmoor.

BASIC PAYMENT SCHEME/ AGRI– ENVIRONMENT SCHEMES

The land is being sold without any entitlements to the Basic Payments Scheme or any de-linked payments. The land area is not subject to any agri-environmental schemes.

ACCESS, RIGHTS OF WAY, EASEMENTS

Access to the land is via an approx. 10'0 gateway to the south-east from a stone track leading a short distance up from Summerhill Cross to the south. There is also an approx. 11'0 wooden gateway to the north-east of the land from the Lavender House road.

SERVICES

The land benefits from a natural water supply from a spring that rises to the south-western corner of the land which feeds ponds and provides a water supply to livestock. There is no mains water or electric although the main building is currently served by a generator which may be available by separate negotiation.

Access to the land is a short section of track from the public highway leading up from Summerhill Cross to an approx. 10'0 gateway to the south-east of the building and yard area. There is also an approx. 11'0 wooden gateway to the north-eastern side of the land which although not having been utilised recently exists giving access from the Lavender House road adjoining.

The buildings and land offer potential for continued agricultural use as well as equestrian, hobby farming, amenity and habitat uses, subject to necessary consents and permissions that may be required.

SITUATION

The land is situated on the very edge of the scenic Dartmoor National Park lying less than a mile to the south-west of the popular ancient stannary town of Ashburton and also the A38 Devon Expressway. The market town of Newton Abbot lies approximately 8 miles to the north-west with active community and range of amenities to include primary and secondary schools, traditional bustling high street and mainline railway service to London. The city of Exeter lies approximately 15 miles to the north and affords a larger range of commercial and recreational services.

DIRECTIONS

From the A38 Devon Expressway turn off at the Pear Tree Cross junction just to the south of Ashburton following the signs to Dartmeet, Two Bridges, Princetown and Holne passing Ashburton Motor Works and Garage on your left hand side, staying on this road passing the Bowden Hill/Lavender House turning on your right staying on the Holne road and after a further approx. 200 yards at Summerhill Cross turn right and after approximately 50 yards the building/land will be found on your left hand side.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them.

OUTGOINGS

The agents are of the understanding there are no outgoing.

TENURE

The land is of Freehold tenure offering vacant possession at the completion of the sale.



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LOCAL AUTHORITY

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ Tel: 01626 832093

METHOD OF SALE

We are offering the land freehold for sale via Private Treaty, as a whole with the invitation for bids in excess of £155,000. All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

STATUS

Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

ACCEPTANCE OF BIDS

On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves the right not to accept the highest or any bids.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Unit 8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: farms.ivybridge@gth.net

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