



HIGHER ORCHARD, COOMBE FARM, ASHPRINGTON

Higher Orchard, Coombe Farm

Ashprington, Totnes, Devon, TQ9 7UL

0.47 acres (0.19 hectares) of Pasture/Amenity Land

Guide Price: Excess £95,000

For Sale by Private Treaty

DESCRIPTION

A useful pasture paddock extending to 0.47 acres (0.19 hectares) conveniently located within the heart of the popular village of Ashprington with access via a stone track to the south from Coombe House Lane.

THE LAND

The land is south facing free draining and benefiting from a slightly elevated position within the village. The land is bordered by post and rail fence to part and with some sections stone walled. The land offers a rare opportunity to acquire a manageable parcel of



land within a sought-after location with potential for grazing, amenity, conservation, recreational use subject to necessary consents and permissions.

The land is within the South Devon National Landscape Area.

SITUATION

The land is situated within the heart of the popular village of Ashprington being within approximately 3 miles of the market town of Totnes which affords a thriving active community and range of amenities to include primary and secondary schools, traditional Inns, bustling streets and a mainline railway link to Exeter and beyond.

DIRECTIONS

From Totnes take the A381 Kingsbridge road, heading up the Western Bypass after approximately half a mile turning left and following the signs towards Ashprington. After around 2 miles on entering Ashprington village at the village square turn right, proceed down the

hill passed the Durrant Arms and after approximately 100 yards turn right just after Coombe Barn, head up the stone track to the farmhouse, Combe Farm, and the land will be found approximately 30 yards up the hill on your right hand side. (The land will be identified with a GTH 'for sale' board).

ACCESS

The land benefits from access via a right of way up a stone track from the public highway which leads up to the bottom/southern side of the land. The access is at all times and for all purposes to access, utilise and maintain the land.

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.



BASIC PAYMENT SCHEME/ AGRI- ENVIRONMENT SCHEMES

The land is not included in any Countryside Stewardship Mid Tier or Sustainable Farming Incentive Agreement currently.

RIGHTS OF WAY, EASEMENTS

The land is sold, and as far as required by the vendor, will be conveyed, subject to all rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any) and to the Town and Country Planning Scheme affecting the same.

SERVICES

There are no services currently connected to the land, however, there may be the possibility of a mains water supply by separate arrangement with the vendor , if required.

TENURE

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

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE Tel: 01803 861234

METHOD OF SALE

The land is offered for sale by private treaty with the invitation for bids/offers in excess of £95,000. 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. For more information or if you wish to view the land please contact the agents offices at 8 Erme Court, Leonards Road, Ivybridge, Devon PL21 0SZ or using the contact details below.

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

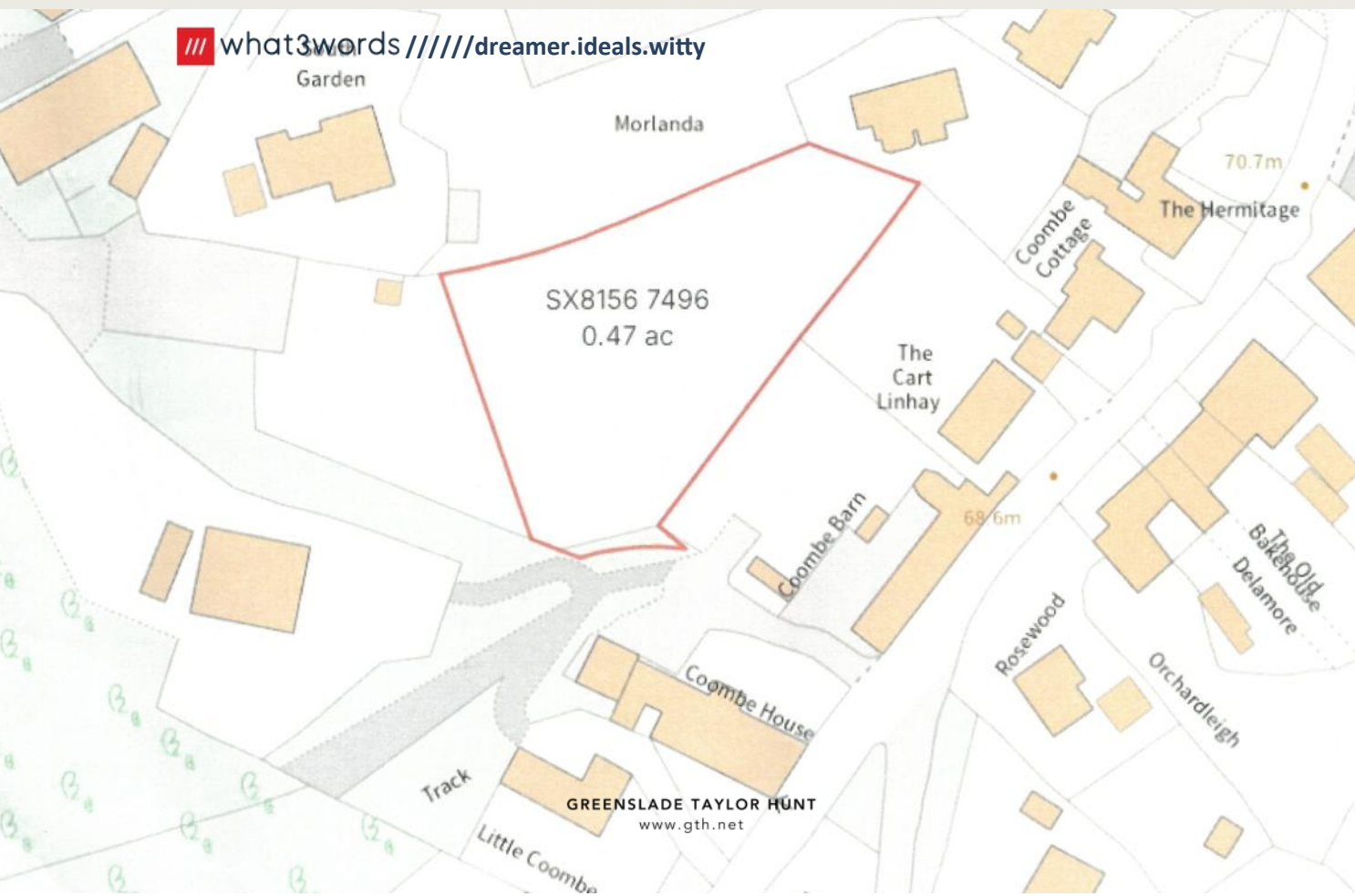
On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves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

VIEWING

The land may be viewed at any reasonable time within daylight hours on foot only whilst in possession of these sales particulars. Applicants must confirm to the agents their viewing date and time prior to inspection.

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 nor tested the services (if any). If there are points which are of particular importance to you please contact the office prior to viewing the property.



The logo consists of the lowercase letters 'gth' in a white, serif font, set against a solid red rectangular background.

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

Tel: 01752 393737 | Ref: IVB260148

