

LAND NORTH
OF FLUDER HILL

gth

KINGSKERSWELL





5.32 acres of land at Fluder Hill,
Kingskerswell, Newton Abbot,
TQ12 5JD

Offers in Excess of £75,000
(As a whole)

For Sale by Private Treaty



SITUATION

The sale of this land presents a rare opportunity for prospective purchasers to acquire a charming parcel of both agricultural and woodland/forestry use as well as potential habitat and amenity/recreation use.

Extending to approximately **5.32 acres (2.15 hectares)**, the property is offered for sale as a whole. The full extent of the land is clearly delineated and edged red on the accompanying plan.

DESCRIPTION

The land comprises a mixture of agricultural pasture and woodland/forestry, with the main central section consisting of permanent pasture with a north to north-easterly aspect.

A further area of steeper pasture is located to the western side, together with an area of established habitat/copse extending through the central and northern sections of the



LOCAL AUTHORITY

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

DESIGNATIONS

We are unaware of the property being located within any designation of particular interest or special status. Prospective purchasers are advised to make their own enquiries in this regard.

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, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

western boundary. An additional area of established woodland is located along the eastern side of the field.

The woodland predominantly comprises naturally regenerated broadleaf species, including ash, holly, sycamore and rowan. The woodland provides valuable habitat and biodiversity benefits, as well as a natural water supply if required.

ACCESS

The land benefits from access to Fluder Hill to the South West of the land which is provided via a pair of double wooden gates, each approximately 8 feet wide, which lead to a further 12-foot metal gate to the north and a similar 10-foot metal gate to the east. The eastern gate provides access onto a rough track which runs along the southern boundary of the land and provides access to the eastern side of the property.

There is also a further separate access point via an approximately 15-foot metal gateway to the north of the land onto Dacombe Mill Lane.

SERVICES

We are unaware of any services connected to the land. However, it is understood that there is a natural water supply located along the eastern boundary of the property. Prospective purchasers should make their own enquiries regarding the availability, suitability, and rights associated with any services or water supplies.

TENURE

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

RIGHTS OF WAY, EASEMENTS

Other than this the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons 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).

OUTGOINGS

The agents are of the understanding that there are no outgoing.

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 the.

METHOD OF SALE

We are offering the freehold for sale via private treaty as a whole.

The purchaser will be required to pay a non-refundable 10% deposit payable on acceptance of offer with exchange and completion to be within 28 days of the issue of the Contract paperwork by the Vendors' Solicitors.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.



VIEWING

Unaccompanied viewings at any reasonable time with a set of particulars in hand.

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Ivybridge, Devon, PL21 0SZ

Email: farms.ivybridge@gth.net

Tel: 01752 393737

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