

LAND ADJOINING
KINGSKERSWELL ROAD

gth

KINGSKERSWELL





1.14 acres of land at Kingskerswell
Road, Kingskerswell,
Newton Abbot, TQ12 4SX

Offer in Excess of £65,000
(As a whole)

For Sale by Private Treaty



SITUATION

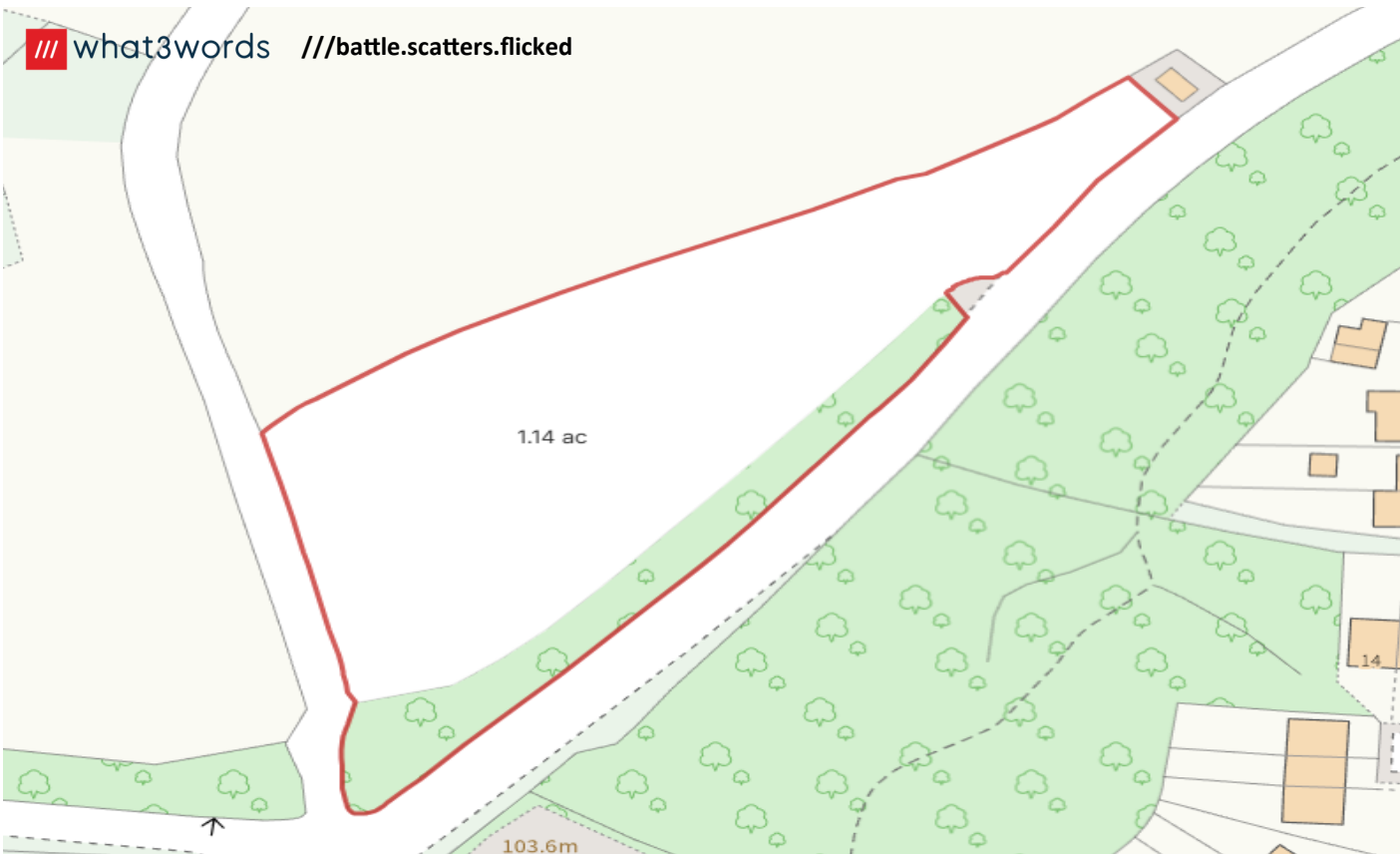
The sale of this land presents a rare opportunity for prospective purchasers to acquire a charming parcel of predominantly agricultural land with an area of established woodland. The land is generally productive and benefits from good, direct access from the public highway via a 20-foot field gate.

Extending to approximately **1.14 acres (0.46 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 is predominantly agricultural in nature, with an area of woodland located along the southern boundary. Occupying an elevated position, the property enjoys far-reaching views across the surrounding valley and towards the southern slopes of Dartmoor.

The land benefits from direct access from the adjoining public highway via a 20-foot entrance with double gates on the



south-eastern boundary. The pasture is gently south-facing, free-draining, and productive, making it suitable for a range of agricultural or amenity uses. The boundaries are well maintained and enclosed by sheep netting with two strands of barbed wire.

It should be noted that a gas compound adjoins the eastern boundary of the property. A right of access has historically existed across the eastern side of the land to serve this facility, and prospective purchasers should satisfy themselves as to the extent and nature of any existing easements or rights.

ACCESS

Access to the land is provided via a 20-foot opening with double gates onto the public highway, which adjoins the south-eastern boundary of the property. The access is considered suitable for vehicular use.

SERVICES

We are unaware of any services connected to the land, and prospective purchasers should make their own enquiries regarding the availability and suitability of services. It is noted that a gas compound adjoins the eastern boundary of the property.

TENURE

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

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.

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.

Unit 8 Erme Court, Leonards Road,
Ivybridge, Devon, PL21 0SZ

Email: farms.ivybridge@gth.net

Tel: 01752 393737

GREENSLADE TAYLOR HUNT
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