



LaneCottrell

kw POWERED BY  
KELLERWILLIAMS.

West Country Rural Ltd  
Coombe Farm Cottage,  
Cheriton Bishop,  
Exeter, Devon,  
EX6 6JL

# LAND FOR SALE

## BY INFORMAL TENDER



### Guide Price **£70,000**

Approx 9.37 acres (3.79ha) pasture land, near  
Drewsteignton, EX6 6NL

**Tenders to be received by midday on Thursday 12th January 2017**



T 01647 24831 E [lizzie@westcountryrural.co.uk](mailto:lizzie@westcountryrural.co.uk) [www.westcountryrural.co.uk](http://www.westcountryrural.co.uk)

Company Reg Number: 10294758



## SITUATION

The land is situated just outside the village of Drewsteignton on the road over East Fingle Bridge leading to Crockernwell.

## DIRECTIONS

From Exeter/the M5 - Take the A30 to Okehampton, take the exit signposted Cheriton Bishop, proceed through the village of Cheriton Bishop until you reach the village of Crockernwell. Turn left at the signpost for Drewsteignton and continue over Greystone Cross. The land is identified by a West Country Rural Ltd 'For Sale' board approximately 0.9 miles after the crossroads.

## DESCRIPTION

The land comprises approximately 9.37 acres (3.79ha) of productive gently sloping pasture land in two field parcels, all within mature boundary hedgerows with road frontage to the first parcel. The land has historically been grazed by sheep and cattle throughout the year and cut for hay and silage. There are some stone remains of a former agricultural building within the second parcel.

## SERVICES

We are advised that there is mains water supply adjacent to the land which may be available for connection. There is a natural spring on the land.

## TENURE

The land is offered freehold with vacant possession available upon completion of sale.

## WAYLEAVES AND EASEMENTS

There are no known public or private rights of way affecting the property.

## BASIC PAYMENT SCHEME

The property has been used to claim the Basic Payment Scheme since 2015. There are no Basic Payment Scheme Entitlements included with the sale of the land, but these may be available by separate negotiation through the agent.

## METHOD OF SALE

This land is offered for sale by **INFORMAL TENDER** offers are to be received by **midday Thursday 12th January 2017** at West Country Rural Ltd, Coombe Farm Cottage, Cheriton Bishop, Exeter, Devon EX6 6JL. If you would like further details please contact the Agent, Lizzie Burton 01647 24831 or [lizzie@westcountryrural.co.uk](mailto:lizzie@westcountryrural.co.uk)

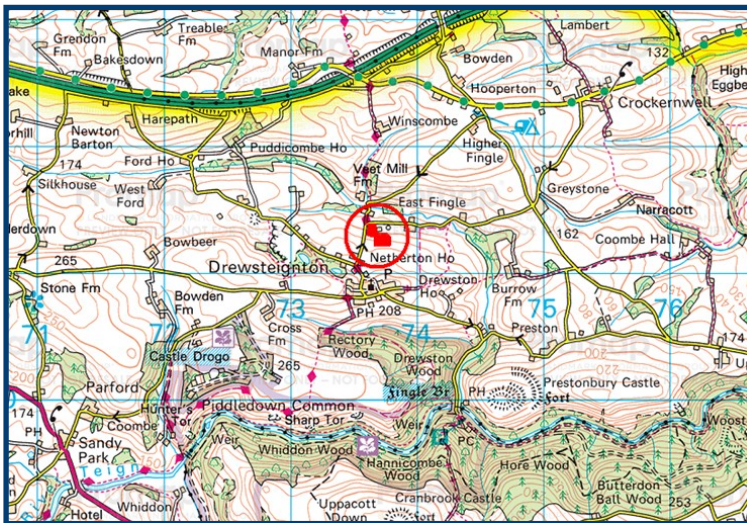
## LOCAL AUTHORITY

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

Devon County Council, County Hall, Topsham Road, Exeter Devon, EX2 4QD Tel. 0845 155 1015

## VIEWINGS

Strictly by appointment with the selling agents, West Country Rural Ltd.





## Tender Form

for **Veet Fields, Drewsteignton**

TO BE PLACED WITHIN A SEALED ENVELOPE MARKED

'TENDER FOR VEET FIELDS, DREWSTEIGNTON'

AND TO BE RECEIVED BY WEST COUNTRY RURAL LTD AT THE ABOVE  
ADDRESS NO LATER THAN

**MIDDAY ON THURSDAY 12TH JANUARY 2017**

**Subject to Contract**

Name of Purchaser(s) :	
Address :	
Telephone No. :	
Email Address :	
Purchase Price (Pounds Sterling) - Please complete as appropriate: £	
Is the offer subject to funding yet to be secured?	Yes / No
If 'Yes' please provide further information:	
Name and contact details of your solicitor:	