



**PRICE GUIDE: £100,000**

**ASHBURTON**

Devon, TQ13 7FP

For more information call Sawdye & Harris

**01364 652652**

Approximately 4.25 acres (1.72 hectares) of gently sloping pasture with a stable block/store, enjoying a superb elevated position with far-reaching views. Accessed via a shared private track, the land offers an excellent opportunity for equestrian or amenity use (subject to consents) in a sought-after Dartmoor fringe location. Freehold.

**THE LAND**

A truly special opportunity to acquire a well situated parcel of amenity land extending to approximately 4.25 acres (1.72 hectares), enjoying an elevated position with breathtaking, far-reaching views across the rolling Devon countryside.

Set on the fringes of Ashburton, this gently sloping paddock offers a rare combination of accessibility and outstanding natural beauty, bordered by established hedgerows and woodland which create both shelter and a strong sense of enclosure.

Accessed via a shared private track, the land leads to a traditional five-bar gate, opening into the pasture land.

A timber stable block is situated to the far boundary with storage as well as a further structure located to the lower boundary hedge. They offer useful options for stabling, storage or general amenity purposes.

The land itself is well suited to a variety of lifestyle uses, whether for equestrian interests, smallholding, recreational enjoyment or conservation, subject to any necessary consents.

This is a rare chance to secure a manageable yet highly impressive block of land in a sought-after and accessible Dartmoor fringe location - ideal for those looking to invest in lifestyle, space and uninterrupted views.

**SERVICES**

We are advised that there are no services to the land.

**TENURE**

The land is being offered for sale freehold with vacant possession on completion and is outlined in black on the attached plan. Please note the plan is for identification purposes only and not to scale.

**SUBSIDY'S OR SCHEMES**

The land is not believed to be registered for any subsidy's or schemes.

**RIGHTS, EASEMENTS ETC .**

The property is sold subject to and with the benefit of all right of way (whether public or private) light, support, drainage, water supplies and other rights and obligation, easement, quasi-easements and restrictive covenants and all way leaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks and Information Particulars or Special Conditions of Sale or otherwise and subject to all outgoing or charges connected with or chargeable upon the property whether mentioned or not.

**IMPORTANT INFORMATION**

The information contained in these particulars is produced for the convenience of prospective purchasers and the accuracy is thereof no way guaranteed. These particulars have been prepared in good faith and are a guide only, they are not to be relied upon for any purpose and purchasers must satisfy themselves as to their accuracy.

**DIRECTIONS**

To the land and the gated entrance - [satellite.meanwhile.joystick](https://www.google.com/maps/@50.4511111,-4.1166667,15z)  
The land can be identified by the For Sale board on the entrance gate.



**GENERAL MATTERS**

Sawdye and Harris for themselves and for the vendors of this property, whose agents they are give notice that: -

1. The particulars do not constitute an offer of a contract or any part of an offer of a contract.
2. All statements contained within these particulars as to the property are made without responsibility on the part of the agents or of the Vendors.
3. None of the statements contained in these particulars as the property are to be relied upon as statements or representation of fact.
4. Any intending purchaser must satisfy him/her/themselves by inspecting or otherwise as to the correctness of each of the statement contained in these particulars.
5. The vendor does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor.

Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order.



Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

**VIEWINGS AND ACCESS ARRANGEMENTS** Viewings are strictly by appointment during daylight hours only and must be arranged in advance through the Agents. Prospective viewers should contact us prior to visiting to confirm the land remains available for sale and to avoid a wasted journey. Applicants must have a copy of the sales particulars to hand when viewing.

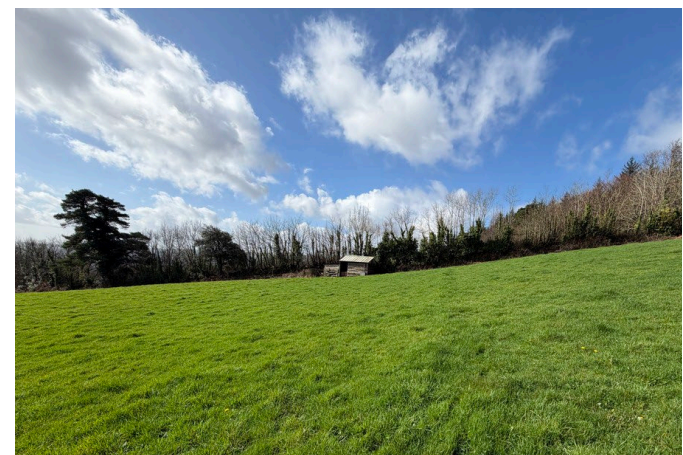
Livestock may be grazing in adjacent fields – no dogs should be brought to any viewings.

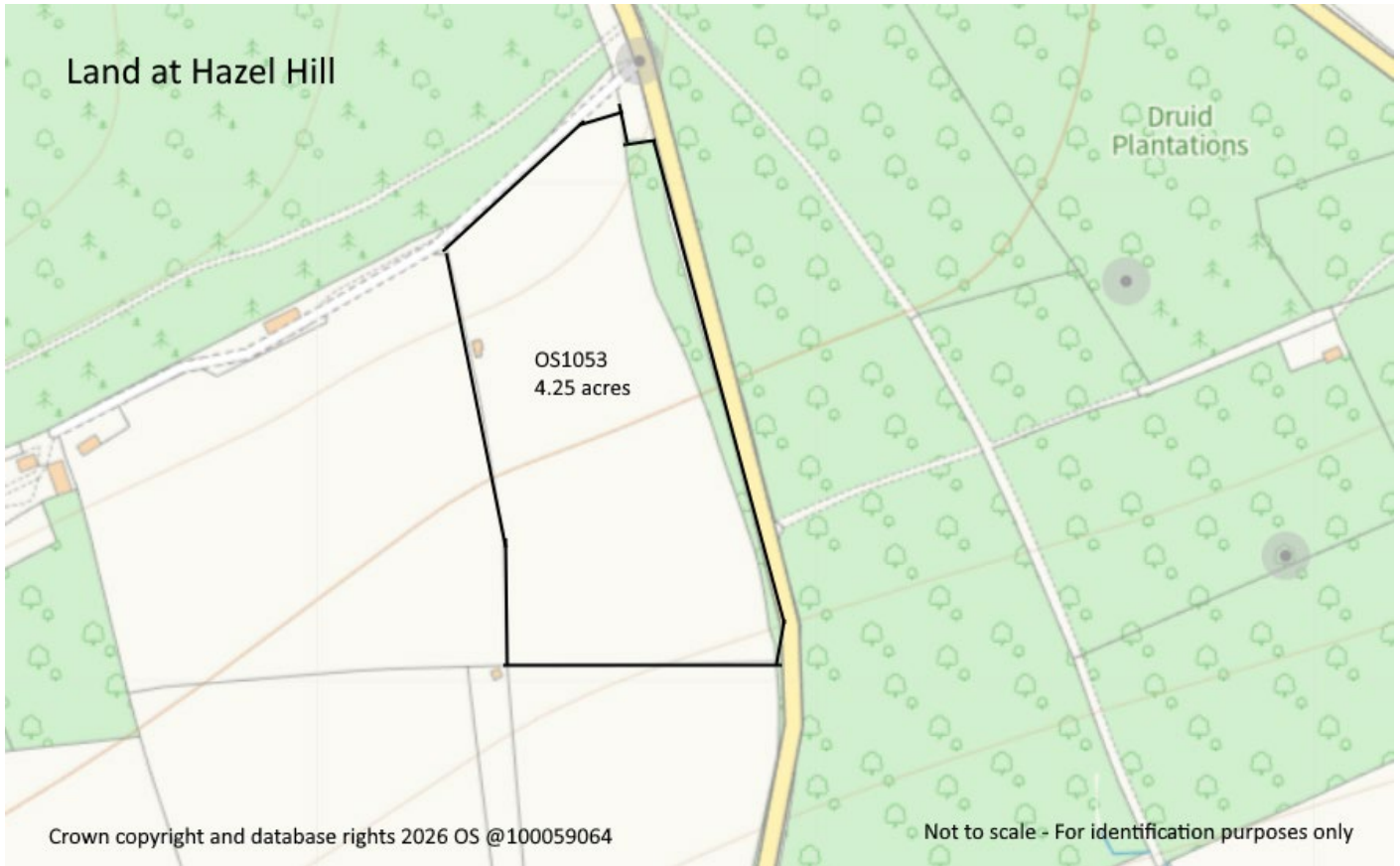
The stables and buildings are open structures in their current condition – all viewers attend at their own risk and should take appropriate care. Please observe the Countryside Code at all times.

If there are important matters likely to affect your decision to purchase, please contact us before viewing the land.

**ID AND ANTI-MONEY LAUNDERING**

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 per person plus VAT. This is not a credit check so it will have no effect on your credit history.





Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) [www.ukradon.org](http://www.ukradon.org) TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

<http://list.english-heritage.org.uk> [www.fensa.org.uk](http://www.fensa.org.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. **We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.**

SAWDYE & HARRIS

[www.sawdyeandharris.co.uk](http://www.sawdyeandharris.co.uk)

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