

Established



1816

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Ref: DRO1322

# **LAND AT PITHILL QUARRY** **IVYBRIDGE, PL21 0JJ**



**2.26 acres (0.91 hectares) of Woodland/Amenity**

**For Sale by Private Treaty**  
**Offers in Excess of £30,000**

Contact Totnes Rural Department:  
Rendells, 57 Fore Street, Totnes, Devon. TQ9 5NL  
Tel: (01803) 863888 Fax (01803) 863310 Email: [totnesrural@rendells.co.uk](mailto:totnesrural@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

27.10.14



## LAND AT PITHILL QUARRY, IVYBRIDGE

### Situation and Description

The land lies one mile to the North of the town of Ivybridge with good access to the A38 Devon expressway and beyond.

The land extends in total to 2.26 acres (0.91 hectares) of well-maintained private woodland.

Access to the land is via a private road with two access points. Both access points are via 12'0" (3.65 metre) wooden gates with one being situated to the South of the land and the other to the North.

The land is divided into two sections. From the southern gate the land opens out into a maintained pasture/meadow area with small pond. The remainder of the land rises around this meadow area and is currently to broadleaf species including Beech.

From the northern point an internal earth track leads through the land running south providing internal access. The land is bordered to the west and south by a stone wall with the eastern boundary being to sheep netting and two strand plain wire.



### Schedule of Land

Schedule of Land at Pithill Quarry – Edged Red on the Attached Plan				
SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
S.X. 6357	4942	Woodland	2.26	0.91
<b>Total Area</b>			<b>2.26 Acres</b>	<b>0.91 Hectares</b>

### Services

#### Water

There is no mains water supply with the land.

#### Electricity

There is no electricity supply with the land.

### Single Payment Scheme

The land is believed to not be registered for Rural Payments Agency's Single Farm Payment Scheme, and no entitlements will be included in the sale of the Land.

### Other Stewardship Schemes

The land is not believed to be registered for Entry Level Stewardship (ELS) or any other Agri Environment Schemes.

## LAND AT PITHILL QUARRY, IVYBRIDGE

### **Wayleaves, Rights & Easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

### **Tenure**

The land is freehold and offered with vacant possession on completion

### **Plan**

The plan incorporated at the rear of these sales particulars is for identification purposes only and where different from the contract plan, the latter should prevail.

### **Local Authority**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.  
Telephone: 01803 861234 Fax: 01803 866151

### **Viewing**

Strictly during daylight hours only and applicants are required to inform the Agents, Messrs Rendells, Totnes Office, 01803 863888, before viewing. Applicants must have a set of Rendells Sales Particulars to hand. Please ensure that all gates are shut before leaving the property.

### **Directions**

From the A38 Devon Expressway turn off at Westover and follow the signs for Ivybridge. At the T junction turn right continuing to follow the signs for Ivybridge and at the end of this road take the right hand turn signposted Ivybridge, Cornwood and Cadleigh. Continue along this road and take the third exit at the roundabout onto Western Road. Follow this road and upon reaching the next roundabout take the turning right signposted Town Centre. Proceed along Marjorie Kelly Way and continue straight over at the next roundabout onto Leonards Road. At the end of Leonards Road with The Bridge Inn public house opposite take the first exit left onto Fore Street. Passing over the bridge follow the road around to your right entering onto Erme Road. Proceed along Erme Road and continue straight over at the crossroads onto Station Road. Follow this road for approximately  $\frac{3}{4}$  of a mile and Pithill Quarry will be found on your left hand side. The land will be identified by a 'Rendells' For Sale board.



## LAND AT PITHILL QUARRY, IVYBRIDGE

### Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract. 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts. 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. 5) Any area measurements or distances referred to herein are approximate only. 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office. 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property



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**Totnes Rural Department  
Land at Pithill Quarry, Ivybridge**

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Also office at  
Newton Abbot, Ashburton & Chagford

Scale 1:2500

Ref: MJR/RDT/1845B/A



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Scale 1 Inch: 2.5 Miles

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