

Subject to Amendment

PASTURE LAND & AMENITY WOODLAND etc.

Extending to 44.59 Acres (18.05 ha)

At

**CHARLECOMBE
STOKEINTEIGNHEAD
NR NEWTON ABBOT
SOUTH DEVON**

**Freehold and with
Vacant Possession upon Completion**

**Venue
THE JOLLY FARMER
MARKET STREET
NEWTON ABBOT
DEVON**

On

**Wednesday 13th January 2010
at 2.30 p.m.**

Auctioneers

**SAWDYE & HARRIS
(Auctioneers, Surveyors & Valuers) Ltd
Land & Estate Offices
West Street
Ashburton**

Tel 01364 652304

Ref: PEG

GENERAL REMARKS & INFORMATION

Viewing: Prospective purchasers in possession of a copy of these details may inspect the land during day light hours at their own risk. Please observe the countryside code and close all gates.

Tenure & Possession

The Land is Freehold and vacant possession will be given upon completion of the purchase.

Completion

The date fixed for completion will be four weeks from the date of the auction or earlier by arrangement.

Conditions of Sale

These will be available for inspection by prospective purchasers during normal working hours at the Ashburton offices of the Auctioneers or at the offices of the Solicitors, by appointment.

Conduct of Auction:

- (1) The land will be offered for sale in one lot.
- (2) The lot will be subject to an undisclosed reserve.
- (3) The Auctioneers reserve the right to sell by Private Treaty, amalgamate, divide or otherwise withdraw the lot prior to and at the auction.

Rights, Easements Etc

The lot is sold subject to and with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies, and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks & Information, particulars or otherwise, and subject to all outgoing or charges connected with or chargeable upon the lot whether mentioned or not. Any sums received by way of compensation or rental prior to the date of completion shall solely be for the benefit of the Vendors and shall not be apportioned.

Plans, Areas & Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and are believed to be correct but the purchaser(s) shall be deemed to have satisfied himself/herself/themselves as to the description of the lot and any errors or omissions or mis-statements as to areas or otherwise shall not annul the sale or entitle any party to compensation in respect thereof. The area schedules are prepared from current Ordnance Survey sheets and due to rescheduling some minor discrepancies may arise between these and the Ordnance Survey maps. Reproduced with the sanction of the Controller of HM Stationery Office. Crown copyright reserved. For identification purposes only.

Boundaries

The ownership of the boundary fences are indicated on the sale plans by 'T' marks and are believed to be correct but such ownership shall not be guaranteed and the purchaser/s shall satisfy themselves as to the ownership of such boundaries.

Valuation

There will be no ingoing valuation, the purchaser(s) shall take such land in its then condition on completion making no claim on the vendors in respect of dilapidations or otherwise, if any.

Generally

Sawdye & Harris for themselves and for the Vendors, whose agents they are give, notice that:

1. These 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 lot are made without responsibility on the part of the agents or of the Vendors;
3. None of the statements contained in these particulars as to the lot are to be relied upon as statements or representation of fact;
4. Any intending purchaser(s) must satisfy him/her/themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars;
5. The Vendors do 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 lot;

Single Farm Payment (SPS)

The land is sold without the benefit of any Single Farm Payment.

Solicitors;

Messrs Stones

21 Fore Street

OKEHAMPTON

Devon

EX20 1AJ

Telephone 01837 650200

Reference APL KET CLEAVE

On instructions of Mr C.R. Cleave

LAND AT CHARLECOMBE
STOKEINTEIGNHEAD
Near NEWTON ABBOT
South Devon

Pasture Land, Amenity Woodland etc.
All within a ring fence
Extending to 44.59 acres or thereabouts

FOR SALE BY PUBLIC AUCTION

Subject to Conditions of Sale, withdrawal or prior sale

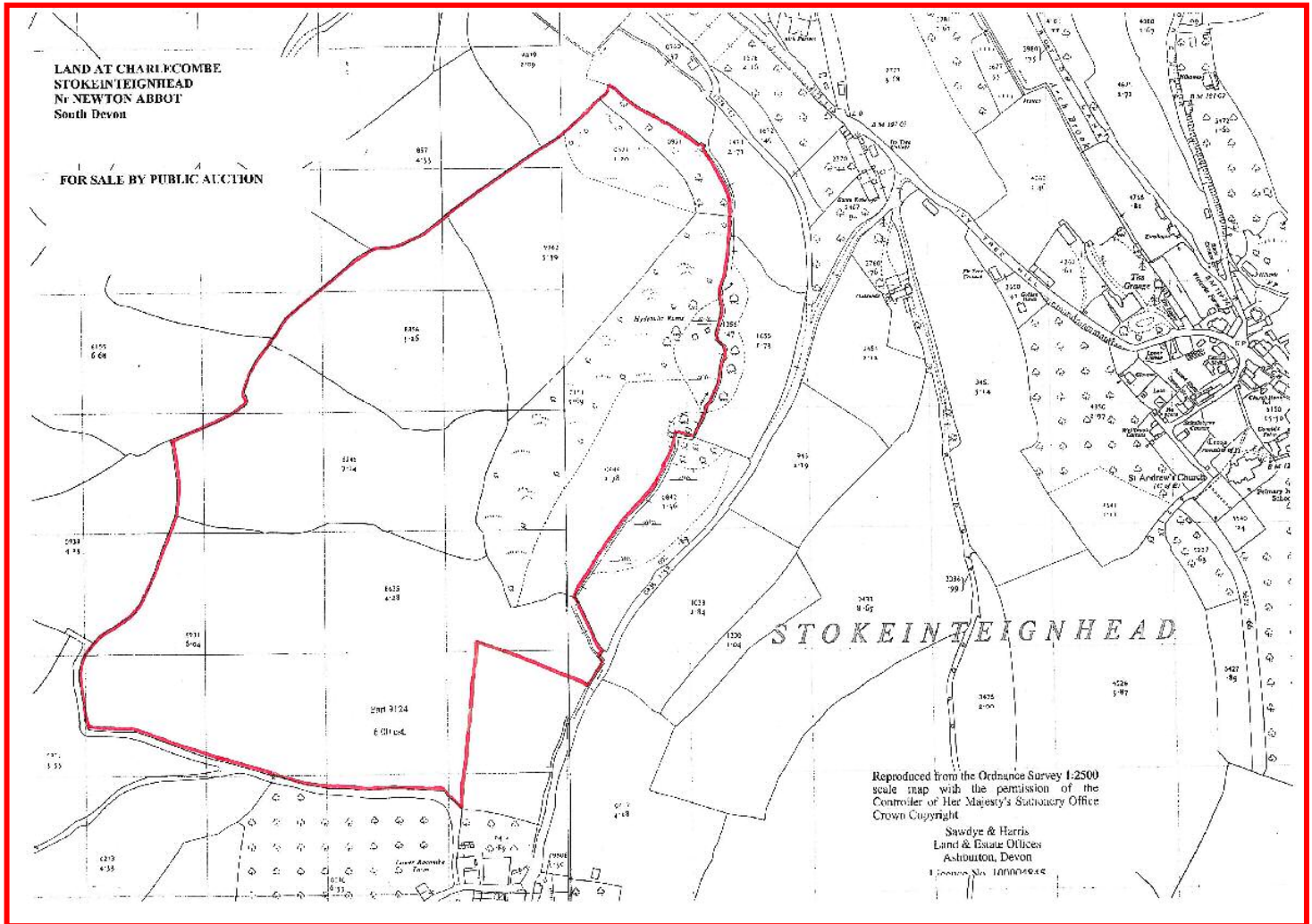
In One Lot

Land at Charlecombe, Stokeinteignhead

SCHEDULE

OS Field Nos	Description		Acreage
Pt 9124)		6.00est.	
6931)		6.04	
8635)...	Pasture	4.28	16.32
8245	Pasture		7.14
8856	Pasture		5.26
9963	Pasture		5.39
0571)		1.20	
0971)...	Woodland	.81	2.01
0151)	Woodland and Pasture	5.69	
0444)...		2.78	8.47
			<hr/>
			44.59 acres
			<hr/>
			or thereabouts

N.B. Natural water supply



DIRECTIONS

From Penn Inn roundabout on the outskirts of Newton Abbot take the Shaldon Road to Combeinteignhead. In the centre of the village turn right signposted Stokeinteignhead and proceed for about one mile, bear right for Rocombe and the land is approximately half a mile along this lane on the right hand side. It can also be approached from Torquay off the St. Marychurch Road by turning right signposted Rocombe and continuing along this lane bearing left until the land will be found on the left hand side.

The Property Misdescriptions Act 1991: Whilst we as TEAM estate agents endeavour to ensure the accuracy of the property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to Tenure of a property are based on information supplied by the Seller. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves any equipment included in the sale is in satisfactory order.

Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) which may or may not include mailings or promotions by a third party according to the customer's own choice when requesting these property details.

Generally: The agent for themselves and for the vendor of this property, whose agents they are, give notice that these particulars are produced in good faith and are set out as a guide only. They do not constitute any part of a contract. No person in the employ of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Floor Plans are for identification and illustrative purposes only and are not to scale. The layouts shown are given as a guide only and should not be relied upon in any way and should not be used to determine measurements for appliances or furniture.



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