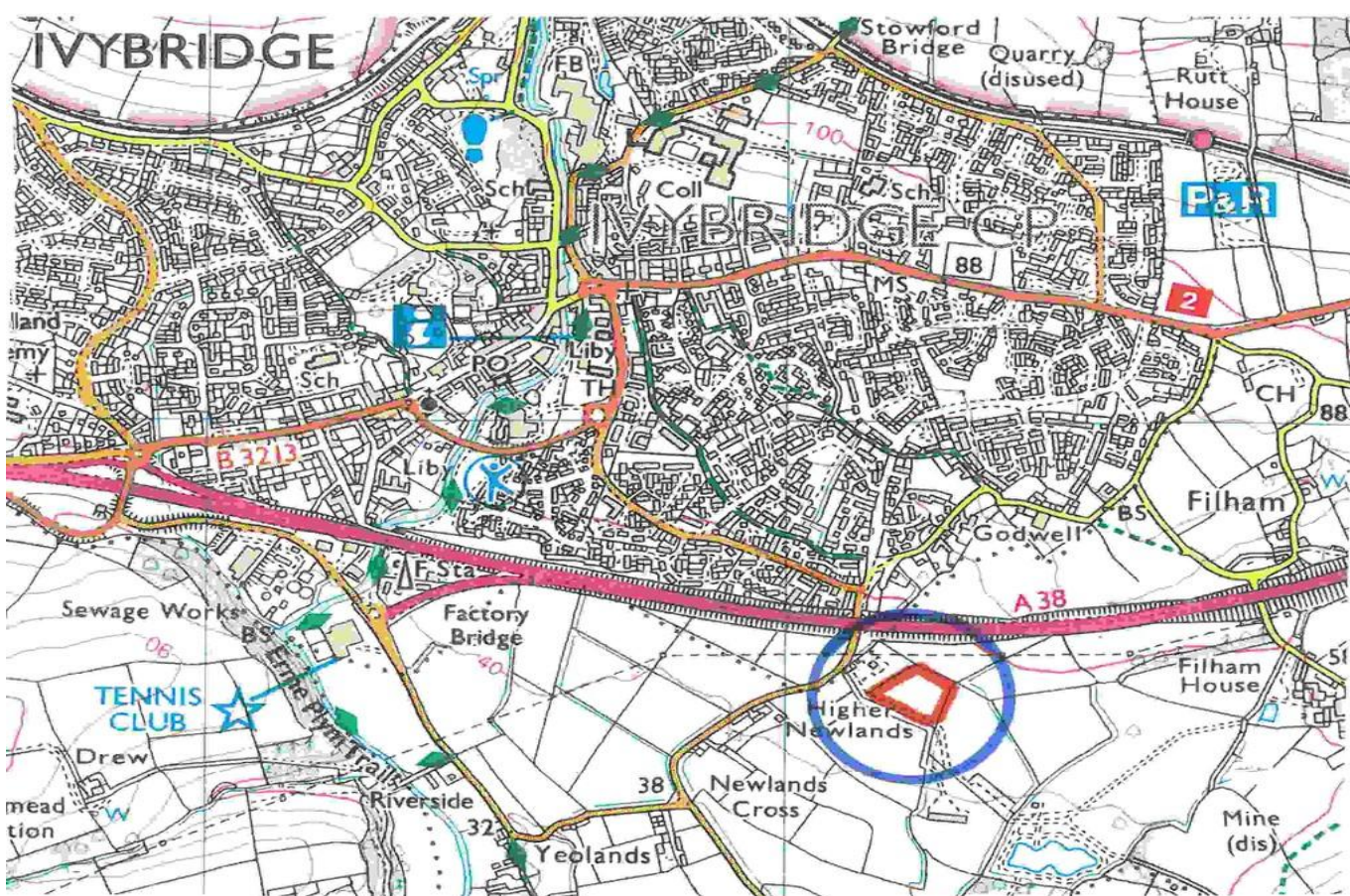




Luscombe Maye

Farms, Land & Smallholdings



Godwell Lane

Ivybridge, Devon, PL21 0LE

Guide Price £43,000

A single field comprising a virtually level pasture paddock of some 2.534 acres, fenced all around for sheep and for a number of years used as grazing accommodation for the adjoining Veterinary Practice. Having been in grass for many years the field is ideally suitable for equestrian or hobby type farming.

- A level field with easy level access
- Water & electricity close by
- Walking distance of the town
- Potential range of uses including amenity, equestrian, commercial and residential development (subject to planning consent)

Full Description

SITUATION

The land is situated at the southern end of Godwell Lane, immediately south of the A38 road tunnel and adjoining the lane which leads on to Newlands Cross.

The field is accessed off the entrance to the County Highway which leads into Filham Park Veterinary Surgery and the Donkey Sanctuary.

The south eastern sector of Ivybridge Town is just a short walk from the field.

DESCRIPTION

The field comprises a virtually level pasture paddock of some 2.534 acres, fenced all around for sheep and for a number of years has been used as ancillary grazing accommodation for the adjoining Veterinary Practice. Having been in grass for many years the field is ideally suitable for equestrian or hobby type farming.

Entrance into the field will be from the tarmac apron which leads off the County Highway, passing through the Veterinary Surgery car parking area and into the field, as shown on the plan attached as being between points "B & C" and hatched green. A right of way at all times and for all purposes will be granted from point "A", which is the County Highway to point "C" which will be the new gateway into the field, which the vendors will erect following exchange of contract.

The existing gateway, which is situated in the post and rail fencing abutting the Veterinary Surgery will be permanently closed.

The land is generally well drained, although lies wet in the southeast corner where there is an issue (water course) fenced off.

For those purchasers seeking a potential possible development opportunity, no planning application has been applied for for any change of use other than the original planning application for the Veterinary Surgery. The field is well situated for potential development having non-agricultural type development immediately on its western and eastern boundaries in the form of Filham Park Vets and the Donkey Sanctuary.

METHOD OF SALE

The land is for sale by private treaty with offers invited for the whole.

GUIDE PRICE

£43,000 and in the usual way the vendors reserve the right to sell the land as a whole or in part or to amalgamate, withdraw or amend part of the property.

BASIC PAYMENT

There are no entitlements for the Basic Payment Scheme.

ENVIRONMENTAL STEWARDSHIP

There is currently no Environmental Stewardship on the land.

FOOTPATHS

There are no footpaths across the land.

SERVICES

An easement will be granted to the purchaser over the adjoining land to the west, forming part of the Veterinary Surgery, for a trench to be dug accommodating an underground cable to connect to the Western Power Poles situated close to point "A" on the plan and to the South West Water Authority water main similarly located.

OVERAGE

The vendors propose to sell the field subject to an overage agreement for a period of twenty five years commencing as at the date of completion and terminating in 2041. In the event of planning consent being obtained for any form of mixed use development comprising, residential, commercial, retail, etc. within the period of twenty five years then 50% of the uplift in value following the date of commencement of construction of the said approved development will be paid to the vendors after the deduction of the existing use value as at that date and the costs associated with obtaining the planning consent. Further information will be available from the vendor's solicitors or the vendor's agents.

Planning permission for a small stable block for private use or a small farm building for amenity/hobby use will be exempt from this overage.

VIEWING

Viewing of the land can take place with a copy of these particulars and plan to hand during daylight hours. Please ensure that any gates are kept closed at all times. Please do not make any enquiries, etc. through Filham Park Veterinary Surgeons Reception Desk.

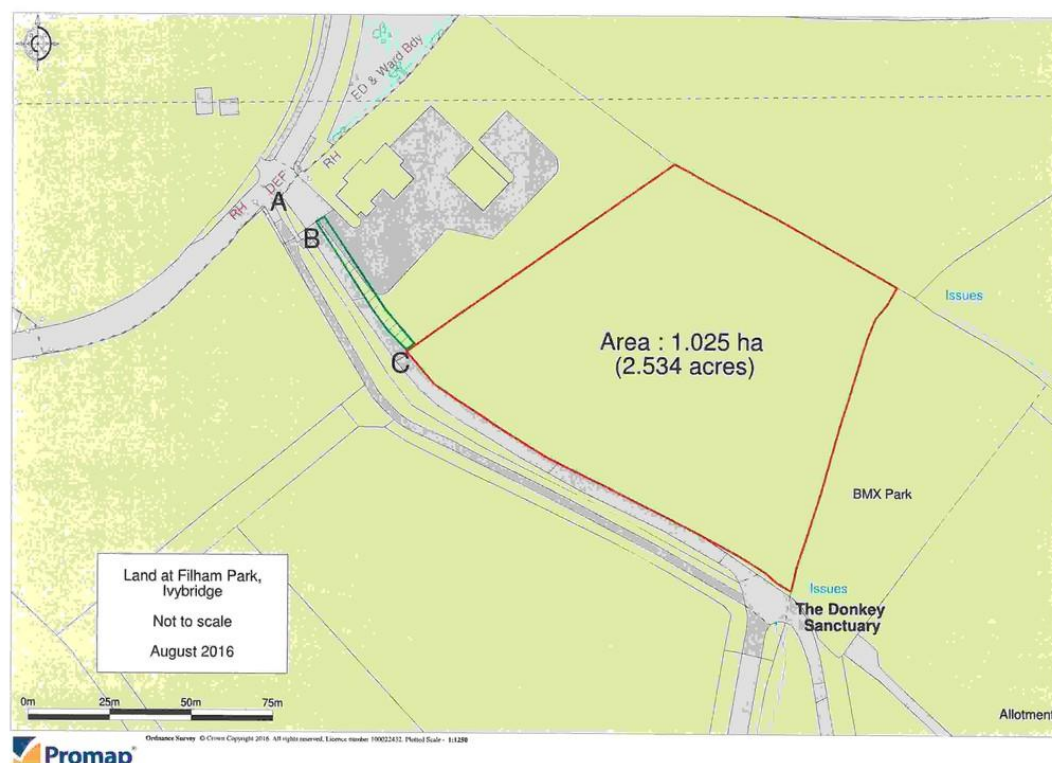
DISCLAIMER/MISREPRESENTATION

These particulars do not constitute any part of an offer or contract. All measurements/areas are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission or misstatement contained within these particulars. The Agents do not make or give themselves whether in these particulars, during negotiations or otherwise any representation or warranty whatsoever in relation to the property. All measurements, ages, mileages, acreages and tonnages etc. are given as a guide only and accuracy cannot be guaranteed by either the Vendor or the Agent.

These particulars do not constitute a contract or part of a contract.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey plans and are for reference only. They have been carefully checked and computed by the Vendors Agents and the purchaser should be deemed to have satisfied himself/herself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. The plans have been produced to a reduced scale and are published for the convenience of the purchaser(s) only, their accuracy is not guaranteed and they are explicitly excluded from the final contract.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

