



PRICE GUIDE: £185,000

LUSTLEIGH

Lustleigh, Devon TQ13 9TL

For more information call Sawdye & Harris

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A superb opportunity to acquire a parcel of equestrian/amenity land in the heart of Lustleigh, extending to approximately 5.54 (2.23 Hectares) of pasture, sloping and steep in parts but fenced and divided into easily managed paddocks. Together with timber stables. Freehold.

DESCRIPTION

This equestrian offering comprises about 5.4 acres of sloping pasture, steep in parts, but with an excellent position within the centre of the sought after Dartmoor village of Lustleigh. Offering far reaching views this is a great opportunity not to be missed.

The stables are of timber construction and comprises TWO LOOSE BOXES AND TACK ROOM of timber construction under a galvanised roof and overall extend to 33' 13" x 13' 12" (10.39m x 4.27m).

There is an adjacent building offers a LOOSE BOX and TACK ROOM/STORE and measures 28' 5" x 11' 8" (8.66m x 3.56m)

All the loose boxes are fitted with automatic water feeders and mains electricity is connected.

In addition there is an open fronted FIELD SHELTER comprising 19' 3" x 9' 1" (5.87m x 2.77m).

LOCATION

The land sits in the centre of this Dartmoor village with a lovely outlook across the rooftops and to the countryside beyond. The sought after village of Lustleigh lies in a stunning setting on the eastern edge of the Dartmoor National Park.

The village has a strong community with a well-regarded pub, village shop/stores, tea rooms and church. The town of Bovey Tracey (3 miles) has an excellent range of day-to-day amenities whilst the town of Mor etonhampstead (5 miles) has a similar range of facilities.

Although Lustleigh is set in a very rural unspoilt part of the West Country, nestled in the Wray Valley, the property is only five miles from the A38 which links Plymouth and Cornwall to the south and Exeter and the M5 to the north. Both cities have rail links to London on the Waterloo and Paddington lines whilst Exeter International Airport lies four miles to the east of the city.

Being within the Dartmoor National Park, there are many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

SERVICES

Mains water and electric are connected.

TENURE

The land is being offered for sale on a freehold basis with vacant possession on completion.



DIRECTIONS

What3Words: states.scorpions.agreeing

From the A38 at Drum Bridges (Trago Mills) take the A382 towards Bovey Tracey and Moreton Hampstead. Continue on this road and after about 5 miles take the left turning signposted Lustleigh and continue towards the village, Following the road into the village and take the right hand turning at the war memorial. Continue up the hill and the land is the first gate on your right hand side. There is a gravel hard standing area to be able to park off the road.

VIEWINGS

At any time with these details to hand during daylight hours. Please take care as the land is steep in parts. Please telephone us prior to visiting the land to confirm your interest and to check that it is still available for sale. If there are important matters which are likely to effect to your decision to buy please contact us prior to viewing the land. We advise you check availability and make an appointment to view before travelling.

Prior to a sale being agreed and solicitors instructed prospective purchasers will be required to produce identification documents to comply with Money Laundering Regulations.

BASIC PAYMENT SCHEME

There are no basic payment scheme entitlements included with the sale of the land.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale as far as are known.

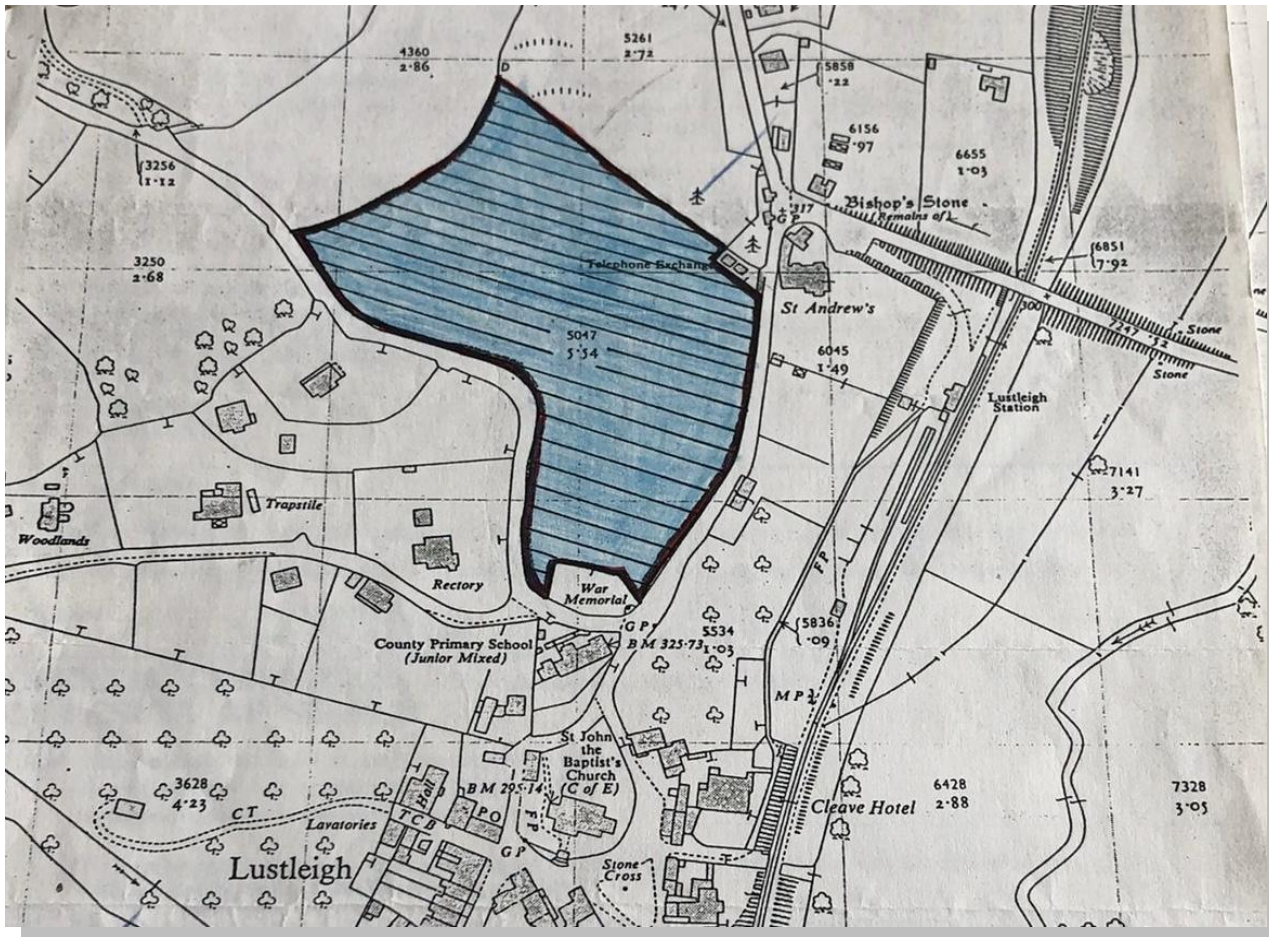
PLANS SCHEDULES, PARTICULARS, ETC

The information contained with in these particulars is produced for the convenience of prospective purchasers and their accuracy is therefore in no way guaranteed. The plan included within these sales particulars has been taken from the ordinance survey and is for identification purposes only. Please note the plan is not to scale.

The purchaser will be deemed to have satisfied themselves as to the quantity, quality and otherwise any other error, omission or miss statement shall not annul the sale no entitle either party to compensation no in any circumstances give grounds for any action at law.

WAYLEAVES RIGHTS AND EASEMENTS The property 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, restrictive covenants and all wayleaves and poles, stays, cables, drains, water gas and other pipes were 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 in these particulars or not.





GENERALLY 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/herselves by inspecting or otherwise as to the correctness of each of the statements 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.

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
 www.homeoffice.gov.uk
 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

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

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