



- OFFERED FOR SALE BY PRIVATE TREATY
- PARCEL OF AMENITY LAND
- EXTENDING TO 0.36 ACRES APPROX
- SITUATED ON THE WESTERN EDGE OF THE VILLAGE

Forder Lane, Bishopsteignton, TQ14 9RZ

Guide Price £20,000

Dart & Partners are pleased to offer for sale by private treaty this exciting parcel of amenity land.

Extending to approximately 0.36 acres, The Nuttery is situated on Forder Lane on the western edge of the village of Bishopsteignton. Access is via a pedestrian gate from the adopted Forder Lane which is one of the main arteries into the village.



Property Description

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Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, Humber Barn wedding venue and real ale tap house, a vineyard, and the Cockhaven Arms. Additionally, there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

A former garden, The Nuttery now generally comprises a mix of self-seeded broadleaf trees and areas of overgrown bramble and buddleia bisected by paths. There is a block built shed located on the northwest corner of the land. There are no connected services although we understand electricity is adjacent and an overhead powerline crosses the site. A stream runs

across the southeast corner and drains into a culvert under the adjoining road.

The Nuttery is being sold subject to new covenants restricting future use to amenity land only. Therefore, interested parties are advised to consider a purchase on this basis only. Please contact us for further details.

Anyone intending to view should contact Dart & Partners in advance noting there is no parking, and that access is via the busy lane with no pavement. The land is very overgrown in parts and the shed should not be accessed.

MATERIAL INFORMATION - Subject to legal verification

Freehold

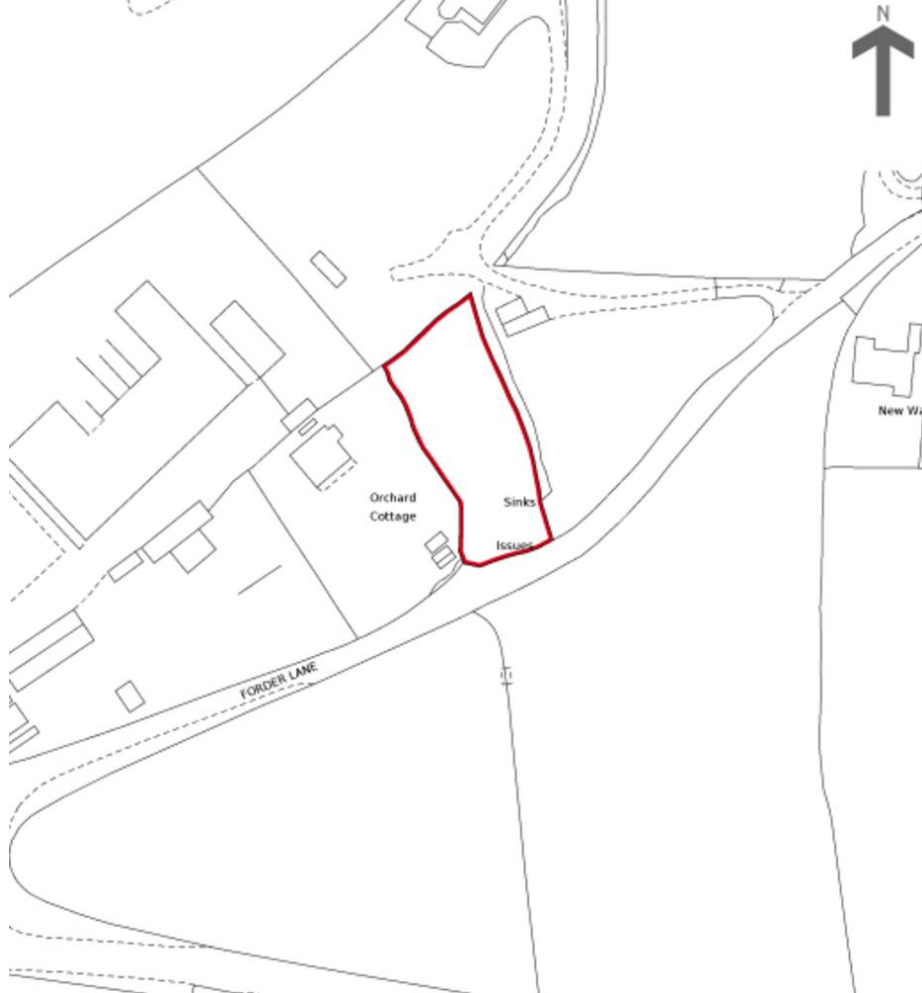
Council Tax Band N/A

HM Land Registry
Current title plan

Title number **DN645628**
Ordnance Survey map reference **SX8973NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : Teignbridge**



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