



85 ACRES AT CHRISTOW, NR EXETER

**Being part of
SHUTAMOR FARM, CHRISTOW,
NR EXETER EX6 7NU**

**FOR SALE BY PRIVATE TREATY
OFFERS INVITED AT £680,000 (FOR THE WHOLE)
(MAY BE SPLIT INTO TWO LOTS)**



THE DARTMOOR OFFICE 01364 652304

LAND AT CHRISTOW, NR EXETER.

Location

The land is situated approximately 1 ½ miles from the popular village of Christow, with all its amenities, and is approximately 5 miles from the main A38 Trunk Road at Chudleigh. A council maintained road runs along the Southern Boundary and part of the Eastern boundary.

Description

The whole block of land extends to 85.02 Acres 34.43 Hectares of mainly permanent pasture with a little copse, amenity land and a pond. It is either mainly level or gently sloping with a little steep running down to the Valley containing the pond etc. There are access gateways off the council road on the Southern and Eastern boundaries, a natural water supply runs the length of the valley, with drinking access for stock.

The land has been well farmed over the years and lends itself for stock grazing or crop production, with an attractive pond feature in the centre, suitable for sporting or amenity use.

Schedule

OS No		Acres	Hectares
SX 8182 4990	Pasture	4.00	1.62
7294	“	13.04	5.28
5776	“	7.78	3.15
6664	“	4.64	1.88
8577	“	15.36	6.22
SX 8183 7610	Pond/Copse	1.95	0.79
6006	Pasture	6.27	2.54
8600	Pasture/Copse	2.69	1.09
9512	Pasture	18.42	7.46
4105	“	10.87	4.40
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		85.02	34.43

Note The land is for sale as a whole or may be divided as required, subject to negotiation with the Vendor.

Directions

Leaving the A38 Trunk Road at Chudleigh, proceed along the Teign Valley Road (sign posted Christow) for approximately 3 miles. Turn Left (marked Cannonteign Falls) pass the falls and Cannonteign Barton House, take the next left and go up the hill, take first Left, passing through the Woods for approximately ½ mile and the land will be found on the right just passed Shutamoore Farmhouse and buildings.

Viewings

By appointment only, please note stock grazing. No Dogs.

Tenure

The Land is freehold and is subject to a grazing licence which runs out on 31st December 2015.

The land is registered for Basic Payment Scheme and is not in any Stewardship scheme.

Rights, Easements, Etc.

The property is sold subject to and with the benefit of all right of way (whether public or private) light, support, drainage, water supplies and other rights and obligation, easement, 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 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 or not.

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.

Misrepresentation Act

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide and no liability can be taken for any error arising therefrom. No responsibility is taken for any other error, omission or mis- statement in these particulars. Sawdye & Harris do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty whatsoever in relation to this property.

Generally

Sawdye & Harris for themselves and for the Vendors of this property, 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 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/themselves by inspecting or otherwise as to the correctness of each of the statement 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.

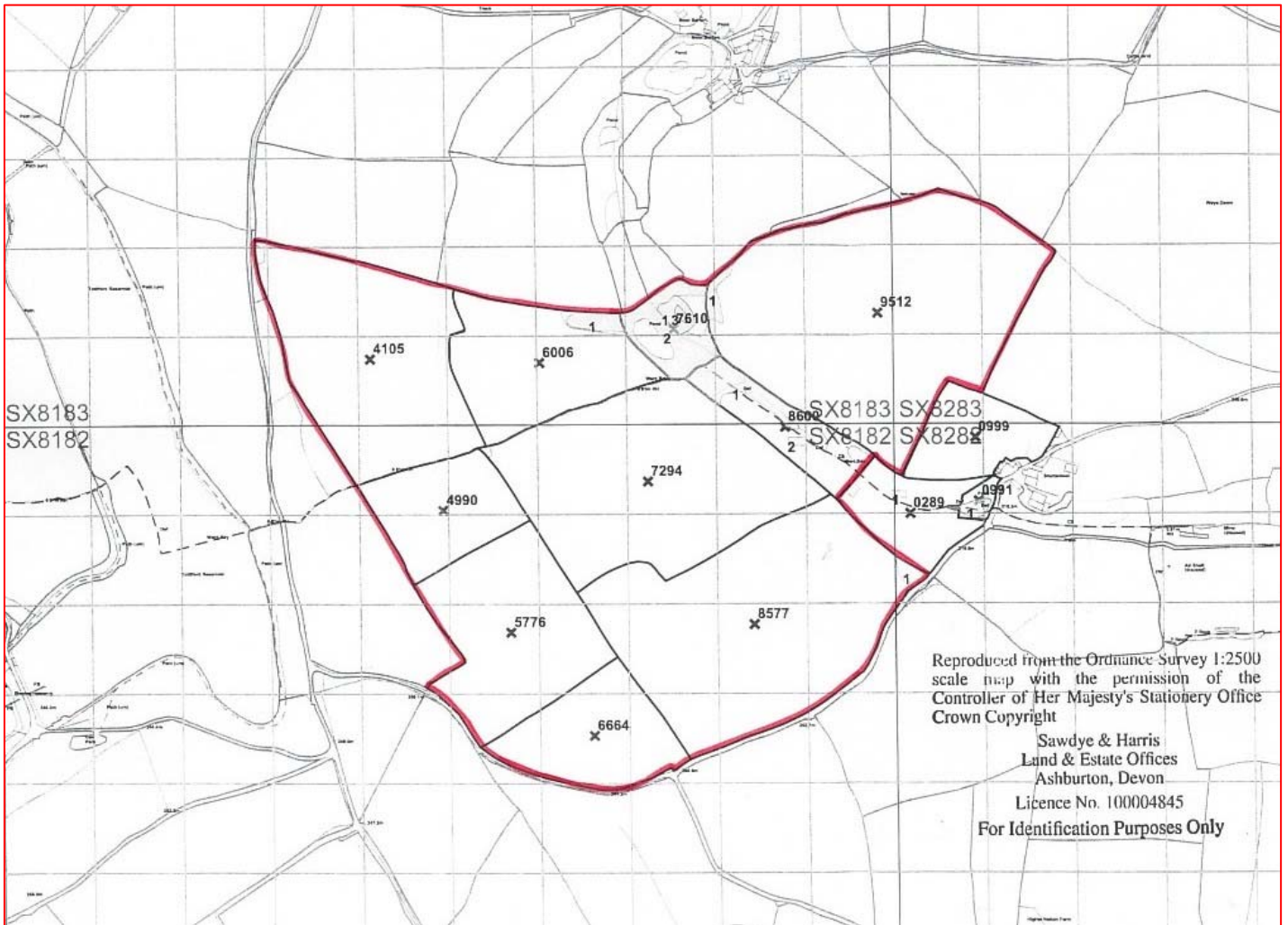
Please note

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We advise you check availability and make an appointment to view before travelling to see the property.

DETAILS PREPARED SEPTEMBER 2015



Land being part of Shutamoor Farm, Christow, Nr Exeter.



Please Note: Not to Scale

Details Prepared September 2015

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 promote the property. **Floor Plans** are for identification and illustrative purposes only and are not to scale.

