

17.44 ACRES NEAR DAWLISH
Being Langdon Park
Hensford Road
DAWLISH
EX7 0QX
FOR SALE BY PRIVATE TREATY
OFFERS INVITED AT £170,000 (FOR THE WHOLE)

THE DARTMOOR OFFICE 01364 652304

LANGDON PARK, DAWLISH

Location

The land is situated approximately 2 miles from the Coastal and well known sea side Town of Dawlish, South Devon. It is served by council maintained roads and is about 4 miles from the A380 and within easy reach of Exeter (M5 connection).

Description

The land extends to 17.44 acres (7.06 hectares) of sloping permanent pasture with a small wooded area containing a pond which provides natural water.

Schedule

SX 9578 0418 17.44 acres 7.06 hectares

Directions

From the centre of Dawlish proceed towards Exeter on the Exeter Road (A379), after about 1 mile turn left into Elm Grove Road, proceed on this road to the end and turn into Langdon Road and continue until the 'Y' junction is reached. The field will be found on the left hand side.

It can also be approached off the Exeter Road (A379) north of Dawlish by taking Port Road, turn left at the first junction into Branscombe Lane proceed along and turn left into Hensford Road and the field will be found on the right hand side after about 1 mile.

Viewings

By appointment only, please note stock grazing. No Dogs. Please close the gate.

Tenure

The Land is freehold and Vacant Possession will be given upon completion.

The land is registered for Basic Payment Scheme and the entitlements will be transferred after completion.

DETAILS PREPARED NOVEMBER 2015

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:

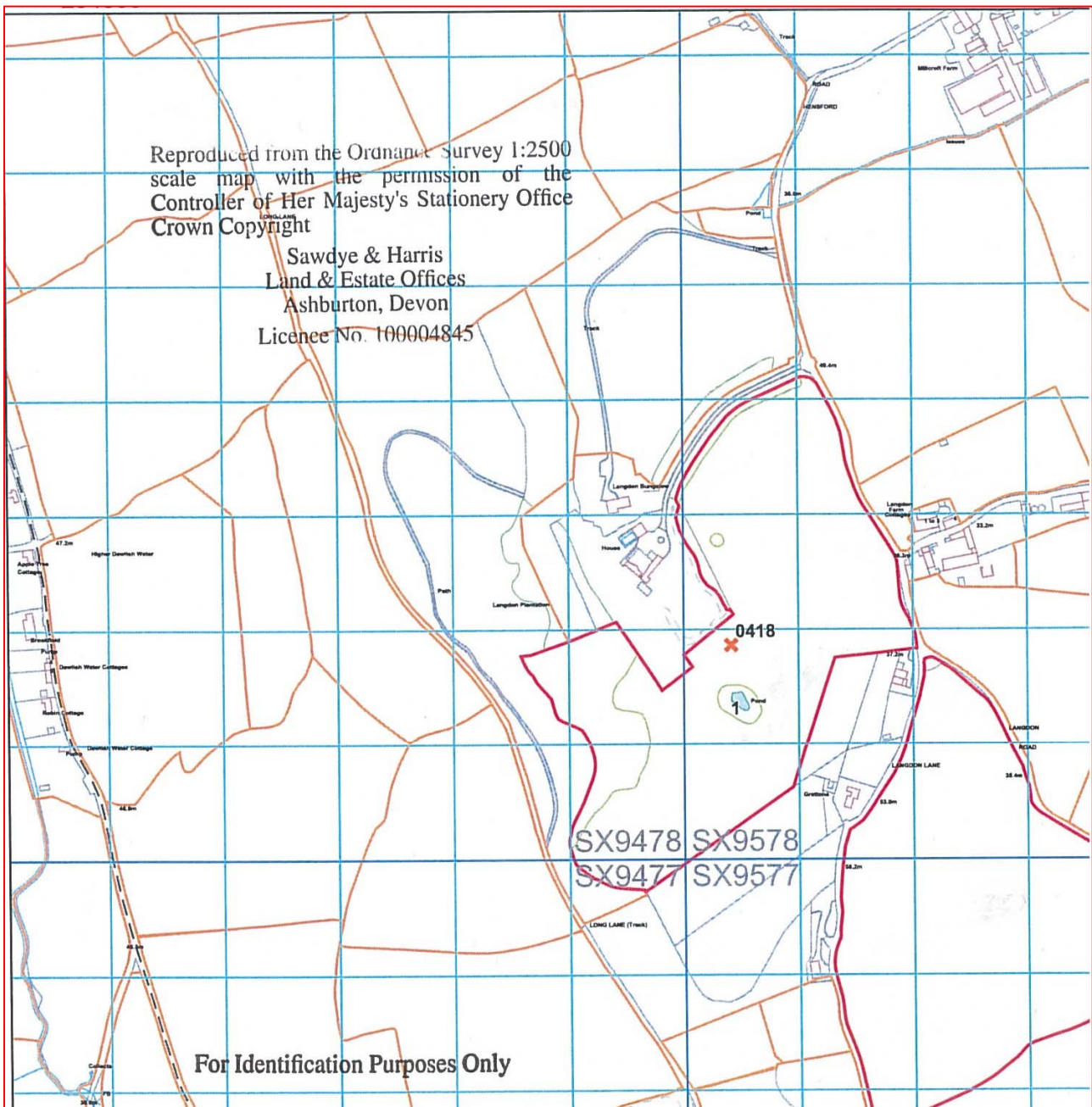
- 1 These particulars do not constitute an offer of a contract or any part of an offer of a contract.
- 2 All statements contained within these particulars as to the property are made without responsibility on the part of the agents or of the Vendors.
- 3 None of the statements contained in these particulars 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.



Langdon Park, Hensford Road, Dawlish.



Please Note: Not to Scale

Details Prepared November 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 market this Property. **Floor Plans** are for identification and illustrative purposes only and are not to scale.

