



stags.co.uk

01392 680059 | farmagency@stags.co.uk

Land Off Golds Lane,
Tedburn St Mary, Exeter, EX6 6EL

Third of an acre outside the popular village of Tedburn St Mary

Tedburn St Mary 0.8 miles. A30 1.3 miles. Cheriton Bishop 2 miles. Exeter 9.3 miles.

• 0.31 acres (0.13 hectares) • Direct road access • Close to village & A30 • For sale by private treaty • Guide Price:£10,000-£15,000 •

Guide price £15,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The land off Golds Lane is situated just to the west of the village of Tedburn St Mary. The village has a range of amenities including a shop/post office, two pubs and a primary school. The A30 is within easy distance linking Exeter and the M5 to the east and Okehampton to the west.

LAND: Guide £10,000-£15,000

Extending to approximately 0.31 acres (0.13 hectares) the land off Golds Lane is a level enclosure bounded by hedgerow and fencing, situated between the popular villages of Tedburn St Mary and Cheriton Bishop.

The vendor has recently undertaken a programme of clearance on the land and it now presents a blank canvas for smallholding, equestrian or amenity/leisure use(stp).

GENERAL REMARKS

ACCESS

There is direct access from the public highway, off Golds Lane.

SERVICES

There are no services connected to the land.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

TENURE & POSSESSION

The land is held freehold with vacant possession upon completion.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included in the sale.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone



poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

There are no public rights of way crossing the land.

PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

LOCAL AUTHORITY

Teignbridge District Council. Tel: 01626 361101. Email: info@teignbridge.gov.uk

VIEWING

Strictly by appointment with Stags Farm Agency - Telephone 01392 680059.

DIRECTIONS

From the centre of Tedburn St Mary, head west on Westwater Hill towards the A30. After approximately 0.8 miles turn right on to Golds Lane. The first gateway on the right hand side is the entrance to the land.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

WEB FIND NO 89602

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.



