

# PART OF WHIDDON WOOD ASHBURTON NEWTON ABBOT DEVON TQ13 7FG

*Pughs*

ESTATE AGENTS & VALUERS

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- 10.10 Acre Woodland
- 4.09 Hectares
- Naturally Regenerated
- Hardwood Mix
- Access From Public Highway
- Internal stone trackways

**GUIDE PRICE £40,000 to £50,000**



## **Part Of Whiddon Wood, Ashburton, Newton Abbot, Devon, TQ13 7FG**

The predominant portion of Whiddon Wood comprises a 10.10 acre (4.09 hectare) parcel of westerly facing woodland, which is situated on the outskirts of the Dartmoor National Park.

The land is bounded in part by the River Ashburn, and was extensively cleared approximately 10 years ago of the preceding crop, with the resultant natural regeneration forming a hardwood mix of Ash, Beech, and Birch trees. Roadside access is afforded to the west, with supplementary stoned internal trackways along the southwestern edge.

### **TENURE**

The land is freehold and offered with vacant possession upon completion.

### **VIEWING**

At any reasonable time. Please respect the countryside code at all times.

### **STANDING TIMBER**

The valuable growing timber is included in the sale of the freehold at no extra cost.

### **SPORTING RIGHTS**

The sporting rights are in hand and are included in the sale of the freehold.

### **PUBLIC RIGHTS OF WAY**

It is noted that there is a public right of way along the stone trackways to the western edge of the land.

### **DIRECTIONS**

From the centre of Ashburton proceed west on East Street (B3352), take the right hand turn onto north street signposted Widecombe. Upon reaching the sharp left hand bend after approximately 0.3 miles, bear right onto Rew Road signposted Waterleat. Proceed on this route for approximately 1.2 miles where the property can be found on the right hand side.

### **VENDOR'S SOLICITORS**

Miss Webb, Howard Pollok and Webb Solicitors, 7 Princes Street, Norwich, Norfolk, NR3 1AZ. Tel 01603 660051

### **FOR SALE BY PRIVATE TREATY**

£40,000 - £50,000

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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HM Land Registry  
Official copy of  
title plan

Title number **DN666517**  
Ordnance Survey map reference **SX7571NW**  
Scale **1:2500**  
Administrative area **Devon: Teignbridge**



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**This official copy issued on 27 October 2017 shows the state of this title plan on 27 October 2017 at 10:32:58.**

**It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**

**This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.**

**This title is dealt with by HM Land Registry, Plymouth Office.**

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