

# Land at Nadderwater

Exeter • Devon



savills

# Land at Nadderwater

## Nadderwater, Exeter, Devon

Exeter about 1.9 miles

Whitestone about 1.8 miles

Tedburn St Mary about 10.1 miles

**3 lots of productive pastureland at Nadderwater extending to approximately 53.44 acres in all, situated a short distance from the Cathedral City of Exeter.**

### SITUATION

The land at Nadderwater is located in a rural spot on the outskirts of the village of Nadderwater just a few miles from the centre of Exeter. The land is easily accessible from the A30 and the M5 as well as the Cathedral City of Exeter. In all the land extends to approximately 53.44 acres and comprises a run of level and sloping pastureland as well as some woodland is ideally suited for agricultural, equestrian or amenity use.

The land is divided into a number of enclosures surrounded by mature hedgebanks and has been re-fenced in the near past. The land is Grade 3 in the main, productive and the soil comprises a clay loam to silty loam. The land currently benefits from a mains water connection.

LOT	DESCRIPTION	ACRES
Lot 1	Productive pastureland extending to 2 enclosures with potential for use as pony paddock or other amenity land.	Approx. 6.78 acres
Lot 2	Level and gently sloping pastureland.	Approx. 17.99 acres
Lot 3	Level and sloping pastureland including a small block of woodland with stream frontage and natural water supply.	Approx. 28.67 acres

### TENURE

With the exception of a small acreage of lot 1 and 2 which are freehold it is understood that the owner of the freehold, which is subject to the two long leasehold interests, cannot be identified and that in these circumstances the leaseholder effectively becomes the freeholder. It may be possible for a purchaser of the leasehold interest to acquire a freehold title indemnity insurance policy. Please contact the agents for further clarification. In the interest of clarity it should be noted that the land will be vacant on completion.

### ACCESS

Lot 2 and 3 benefit from direct access from the public highway. Should lots 1 & 2 be sold separately then lot 1 will benefit from a full right of access for all purposes over the area hatched blue on the plan.





## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB  
Tel: 01626 361101

## FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

## SERVICES

The land is currently connected to mains water, the quality of this supply cannot be guaranteed by the vendor. Should the land be sold in lots then easements will be granted to the various purchasers to allow connection to the mains water supply. Purchasers will be liable for the cost of connection to this supply and any required sub meters.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From Exeter proceed out on the Whitestone road towards Nadderwater, coming into Nadderwater continue on the same road taking care not to turn right, passing the pub on your left proceed up the hill and shortly after the property known as Southlands, the land will be found on the right hand side.



## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

**Important Notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

15/06/21 PF



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