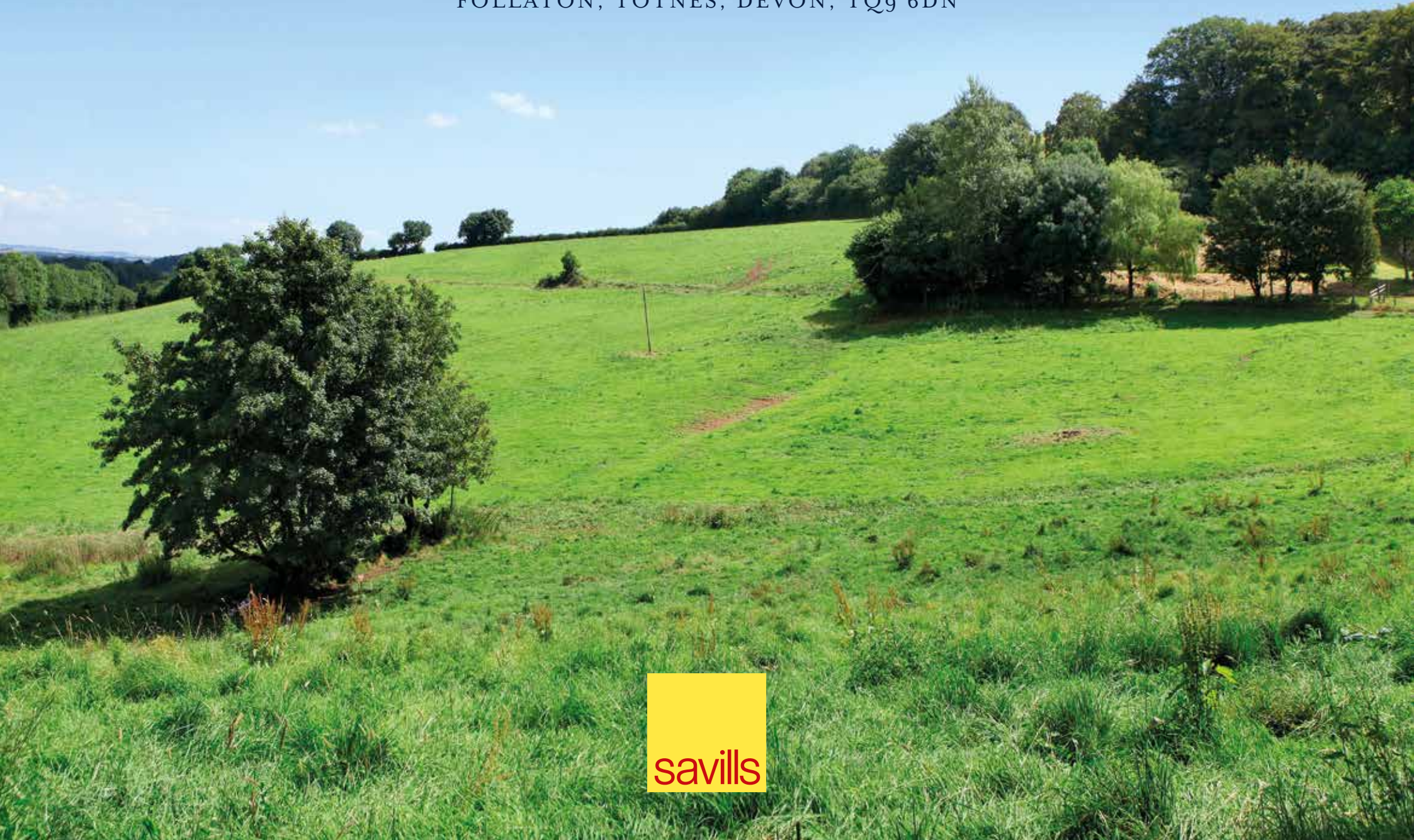


DORSLEY LAND

FOLLATON, TOTNES, DEVON, TQ9 6DN



DORSLEY LAND

FOLLATON, TOTNES, DEVON, TQ9 6DN

Totnes centre about 1 mile

- Highly productive pasture land in edge of town location
- Full of opportunities for agricultural, development (stp) recreation or leisure uses
 - Good road access
- Available as a whole or in two lots
 - In all about 29.76 acres

SITUATION

The land at Dorsley is located on the western edge of the sought after South Hams town of Totnes and enjoys good frontage to the B3210.

DESCRIPTION

The land comprises level and gently sloping, Grade 3, well-drained fine loamy soil divided into three enclosures in all extending to 29.76 acres. Currently down to pasture the land would lend itself to other types of agricultural enterprises as well as amenity equestrian and recreational use and given its location has potential for development (stp). The land is being offered to the market as a whole or in two separate lots.

LOT 1 – IN ALL ABOUT 20.69 ACRES

With direct road access onto the B3210, lot 1 comprises level and gently sloping Grade 3 productive pasture land divided into two enclosures by mature hedgerbanks.

LOT 2 – IN ALL ABOUT 9.08 ACRES

A single 9 acre enclosure of level and gently sloping Grade 3 pasture with road access.

SERVICES

Lot 1 – Served by gravity fed spring water supply. Mains water is also available but not connected.

Lot 2 – Mains water



TENURE

Freehold with vacant possession

UPLIFT CLAUSE

The land will be sold with the benefit of an uplift clause to the effect that the vendor will be eligible for 25% of the uplift in value on the grant of any residential planning permission. This uplift will remain in place for 25 years. For more information please contact the agent.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

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.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge. At the traffic lights, take the B3210 towards Avonwick and after approximately one mile, the land will be identified by sign boards on the left.

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.





Key Lot 1 Lot 2 Footpath		Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H.M. Stationery Office Crown Copyright reserved. Licence No. VA 10033416 Drawing No T11874-01 Date 13.05.19	Scale 1:3,000 @ A4
		This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.	

Land at Higher Dorsley



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