



Charleycombe Meadow



Charleycombe Meadow

,Totnes, TQ9 7HN

Dittisham 2.7 miles; Totnes: 5 miles; Dartmouth: 7 miles

A rare executor sale of about 5.69 acres in a secluded South Hams setting, with direct water access to Bow Creek, an area of beach in ownership and a characterful mix of meadow, pond, watercourse, disused quarry and limekiln

- Informal Tender - Closing date Thursday 20th August at 12:00pm
- Approximately 5.69 acres
- Secluded Cornworthy setting
- Direct water access
- Beach in ownership
- Close to Blackness Marine
- Meadow with natural boundaries
- Watercourse and pond
- Disused quarry and limekiln
- Freehold

Informal Tender £120,000

METHOD OF SALE

The Property is offered for sale as a whole by Informal Tender. The closing date for tenders to be submitted is Thursday 20th August at 12:00pm noon.

An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Totnes. Should an offer be accepted we will require proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form.

The vendors do not undertake to accept the highest or any offer received.



SITUATION

Charleycombe Meadow is situated to the north of Cornworthy, a peaceful South Hams village set between Totnes and Dartmouth. The land lies in attractive rolling countryside close to Bow Creek, a tributary of the River Dart, with the surrounding landscape characterised by wooded valleys, pastureland, historic lanes and creekside walks. This land is set with in an area that is designated South Devon National Landscape formerly know as AONB.

Cornworthy has an active rural community, with a village hall, parish church and the Hunters Lodge Inn, while the nearby River Dart and Bow Creek offer some of the area's most picturesque waterside scenery. Blackness Marine at East Cornworthy is also within reach, providing boatyard, storage and marine services with access to the Dart estuary.

DESCRIPTION

An unusual and rarely available executor sale, Charleycombe Meadow offers about 5.69 acres of highly individual land in a secluded setting close to Bow Creek and the River Dart. With direct access to the water and an area of beach understood to be within the ownership, the land presents a rare opportunity for those seeking a peaceful creekside holding in one of South Devon's most desirable rural locations.

The land has a wonderfully natural character, with the supplied plan showing meadow land enclosed by established boundaries, together with a watercourse, pond, disused quarry and limekiln. These features add considerable interest and give the property strong appeal for amenity, conservation or biodiversity use, subject to any necessary consents.

WAYLEAVES & RIGHTS OF WAY

There is a public footpath running along the northern edge of the land, positioned just before the water at Bow Creek. This provides the land with an immediate connection to the wider network of local walks and the surrounding creekside landscape, while also meaning prospective purchasers should satisfy themselves as to the exact route, status and any maintenance obligations relating to the footpath.

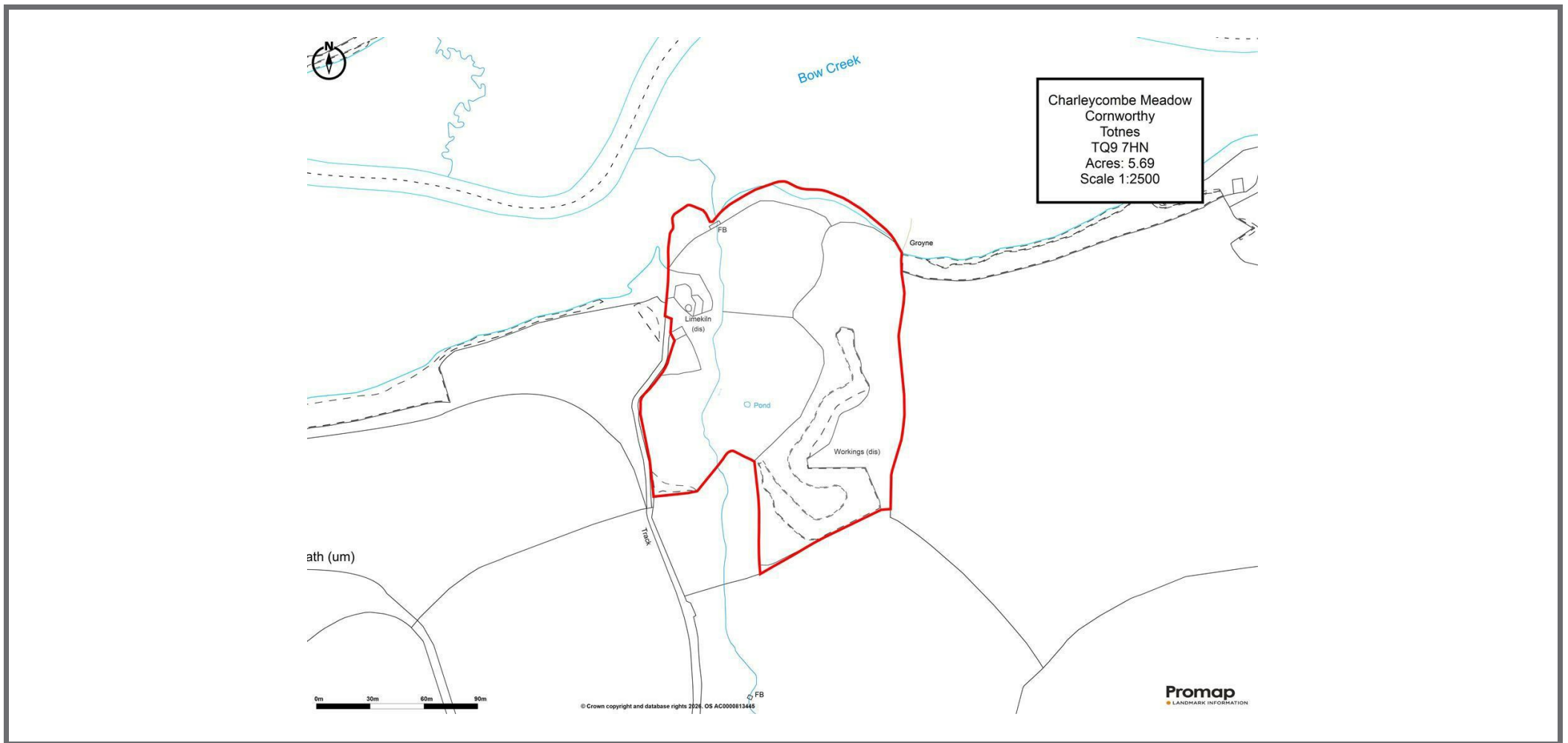
TENURE & POSSESSION

Each parcel of the land is freehold and sold with vacant possession.

DIRECTIONS

what3words ///spirits.pelt.venues





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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