

Building with Land at Brim Hill, Brim Hill

Maidencombe

RENDELLS

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Maidencombe

Offers in the region of £100,000

Available by Private Treaty or Auction at a later date Barn and Land near Maidencombe - a short distance to the beach.

The property is on the southern side of Brim Hill which runs from the main Torquay to Teignmouth road at Maidencombe Cross down to Rock House Lane which gives access to the beach. The area is one of green fields interspersed with residential property in fact it is a popular area for private residences and fields for the grazing of livestock.

Tenure

The property is freehold and offered with vacant possession on completion.

Boundary Ownership

Where known is marked by a 'T'.

Local Authority

Torbay Council, Castle Circus, Torquay, Devon, TQ1 3DR.

Planning Authority

Planning Dept, Torbay Council, Castle Circus, Torquay, Devon, TQ1 3DR.

Planning

Application for Q Class development was submitted but that was refused. A copy of the decision is available for inspection or can be sent by email.

Services

Main water is connected through a water meter leading to a water trough near the building.







Directions

Take the Torquay to Teignmouth road and at the junction with Stoke and the steep hill at Maidencombe cross proceed into Brim Hill. go down the hill around the lefthand bend and just before the next bend the building will be seen on the right.

Plan

The plan has been produced from Pro Map as a guide.

Viewing

Viewing by appointment through the agents. Contact 01626 353881.

DANGER – There is a partially collapsing building at the end of the main building – DO NOT GO NEAR THIS.

Utility Company

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR

Conditions of Sale

The property will be sold subject to Rendells General Conditions of Sale and Somerville & Savage's Special Conditions of Sale for this particular property.

Solicitors' Auction Information

When available may be inspected at Rendells, 13, Market Street, Newton Abbot, Devon, TQ12 2RL or we can send it to you via email, please request this by contacting land@rendells.co.uk ref CCM/VG

Sale

The Seller and the auctioneers reserve the right to alter the description of the property, withdraw from the sale or sell by private treaty before the auction.

Field Schedule

Land Registry	O.S. No.	Field No.	Description	Acres
Pt DN 611122	SX 9268	4027	Building and entrance	0.18
Pt DN 611122	SX 9268	4723	Pasture	1.68
DN 477799	SX 9268	4926	Pasture	0.37
			Total	**2.23**





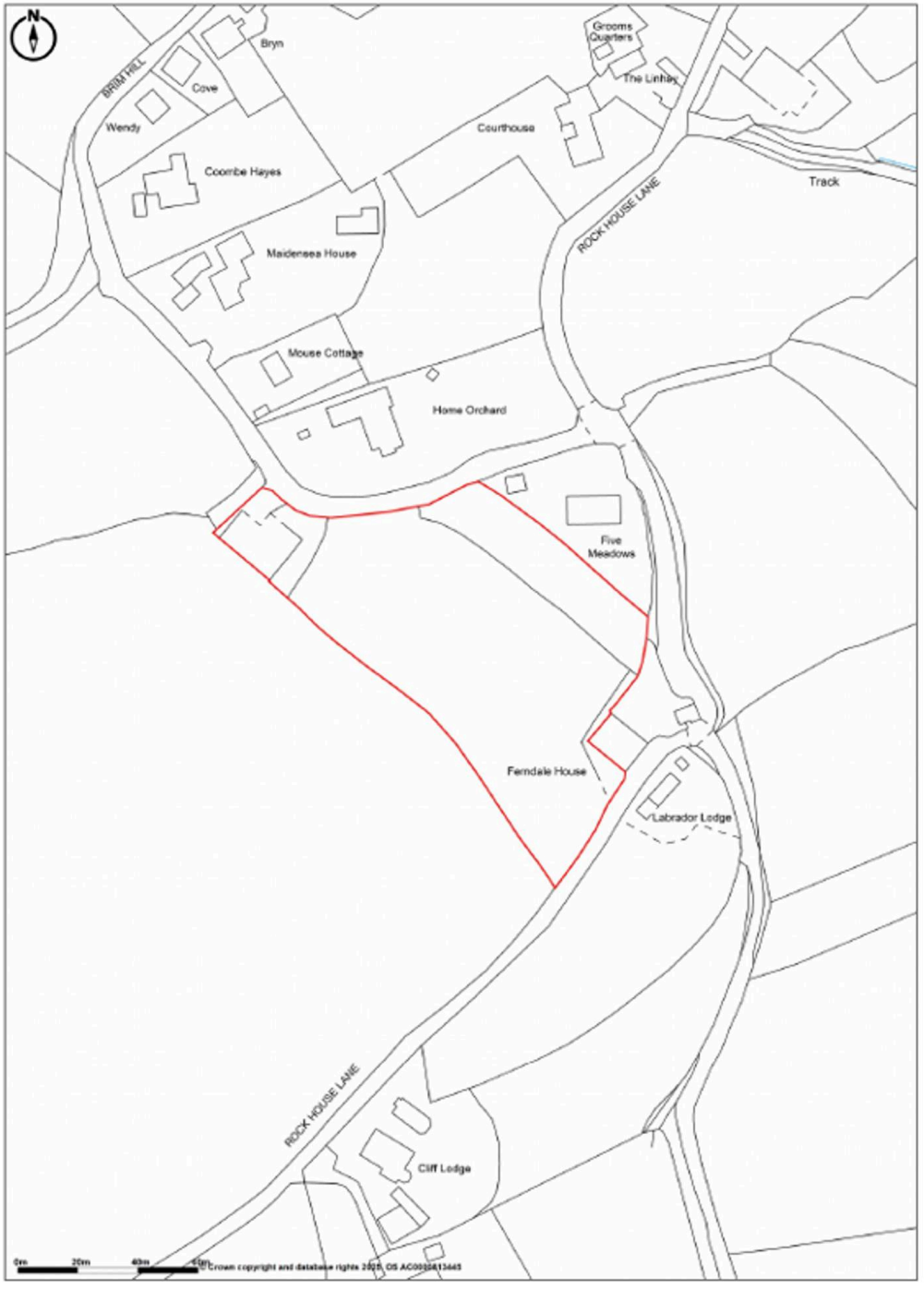












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Plotted Scale - 1:2250. Paper Size – A4



Rendells

Rendells LLP, 13 Market Street, Newton Abbot- TQ12 2RL

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Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

4)The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is a reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of the property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of fact. If there are any points of particular importance that need clarifying before viewing, please do not hesitate to contact the office.

8) References to the tenure of a property are based on information supplied by the seller. The agents have not had sight of the title documents. A buyer is advised to obtain verification from a solicitor before finalising their offer and should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.