

**BATEMAN**

**HOSEGOOD**

**FOR SALE – 61.28acres (24.80 Ha)**

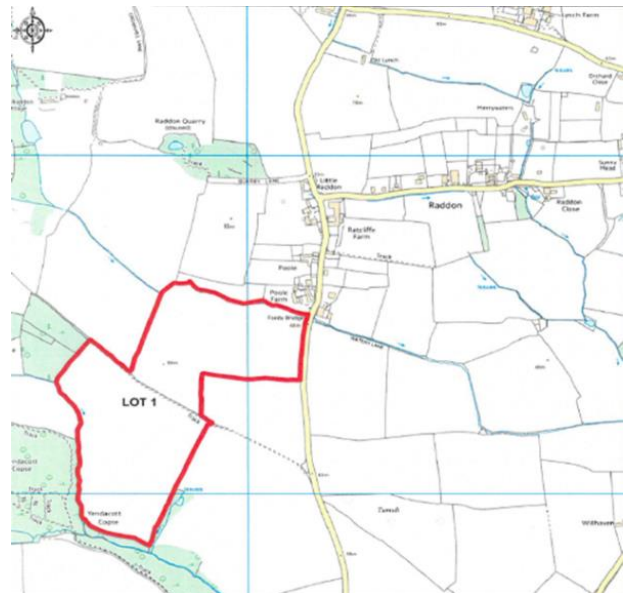
**LAND AT FORDY BRIDGE, THORVERTON, EXETER**



**TO BE SOLD BY INFORMAL TENDER**  
**GUIDE PRICE £560,000**

**Description**

The land comprises two adjoining productive arable parcels with road frontage at Fordy Bridge near Thorverton, Exeter, Devon. Described as Grade 2/3 on the Land Classification Map the land is gently sloping and currently cropped with Winter Wheat. Tender packs are available on request from the Agents. Vacant Possession is available from 29<sup>th</sup> September 2017.



**Tender Packs available from**  
**Bateman Hosegood Ltd**



**BATEMAN**  
**HOSEGOOD**

*Chartered Surveyors, Valuers & Land Agents*



# Land at Fordy Bridge, Thorverton, Exeter, Devon

## Tenure and Possession

The land is offered for sale Freehold Tenure and Vacant Possession will be available on completion of the sale.

## Basic Payment Scheme and Environmental Stewardship

The land is registered for the purposes of the Basic Payment Scheme. Entitlements are available by separate negotiation. The land is not currently subject to any environmental schemes.

## Wayleaves/Easements/Rights of Way

The vendor is not aware of any wayleaves or easements affecting the property. There are no public rights of way associated with the property.

## Local Authorities

Mid Devon District Council, Pheonix House, Pheonix Lane, Tiverton, Devon, EX16 6PP

Tel: 01884 255255

Web: [www.middevon.gov.uk](http://www.middevon.gov.uk)

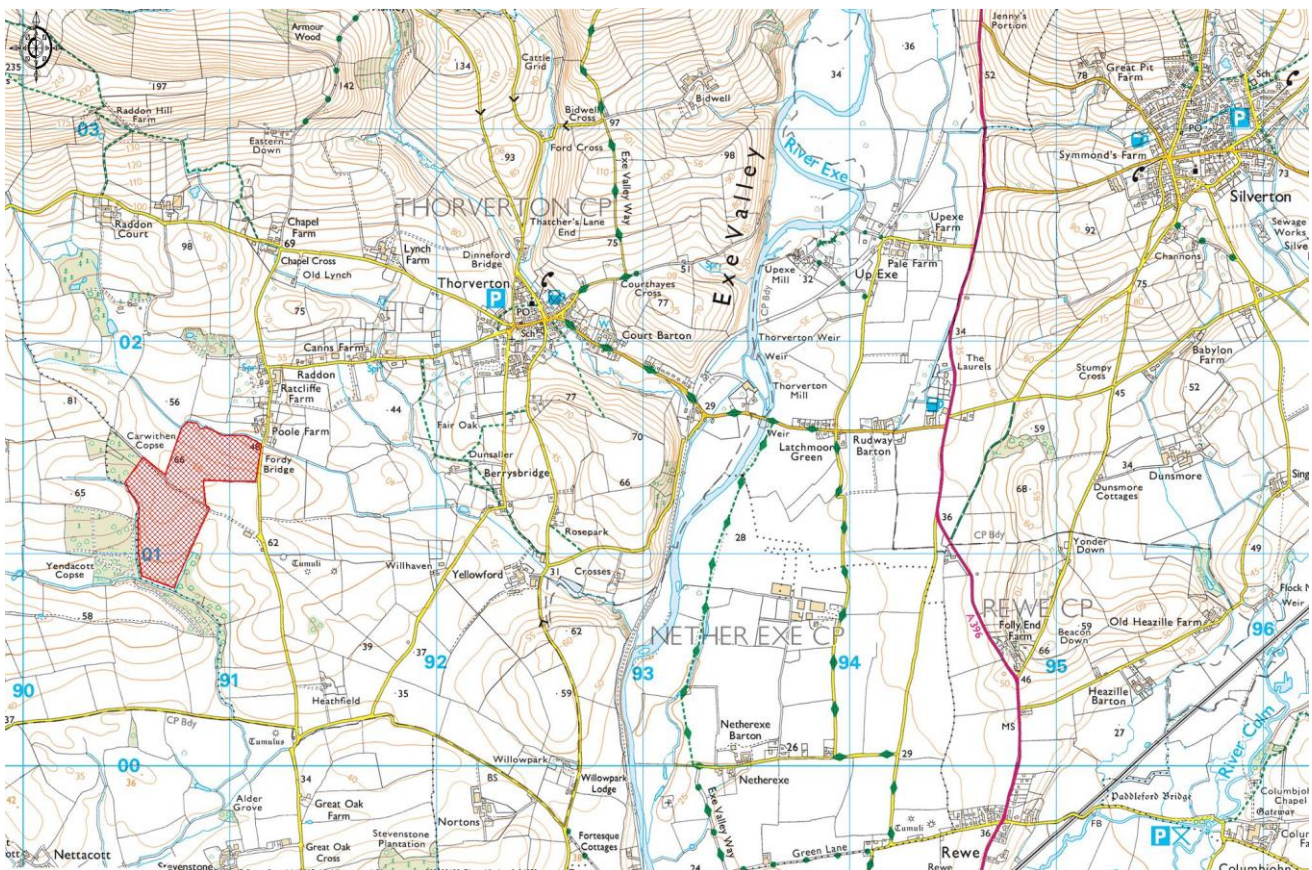
Email: [customerfirst@middevon.gov.uk](mailto:customerfirst@middevon.gov.uk)

## Viewing

Unaccompanied and on foot at any reasonable time in possession of these particulars. Please keep field gates closed at all time and make the sole agent, Bateman Hosegood aware when viewing on 01884 83990.

## Particulars and Plan

The attached plan is not to scale and is only for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract



Agents note: Bateman Hosegood Ltd for themselves and for the vendor(s) or lessor(s) of the property gives notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mis-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.