

BATEMAN HOSEGOOD

FOR SALE – AS A WHOLE OR IN TWO LOTS – 30.80 ACRES (12.46 Ha) AND 17.30 ACRES (7.0 Ha)

Woodland at Olands, Lower Washfield, Tiverton

GUIDE PRICE OF £112,000 (30.80 ACRES) FOR LOT 2 AND £67,500 (17.30 ACRES) FOR LOT 3

13TH APRIL 2018



TO BE SOLD BY PRIVATE TREATY
GUIDE PRICE OF £67,500 (17.30 ACRES) AND
£112,000 (30.80 ACRES)

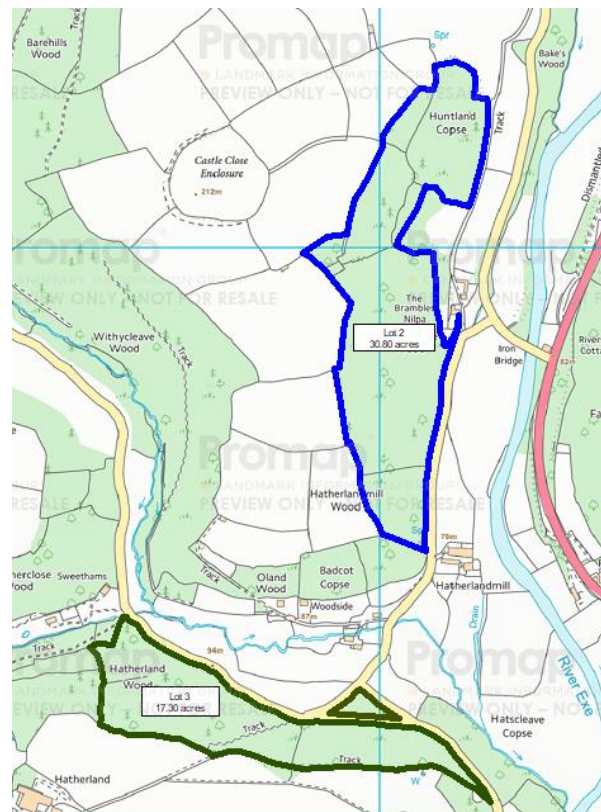
Description of Woodland

Mature mixed woodland with road access in two well sized lots. Both lots have been managed to a high standard with forestry operations being carried out in a timely manner.



**BATEMAN
HOSEGOOD**

Chartered Surveyors, Valuers & Land Agents



Woodland at Olands, Lower Washfield, Tiverton, Devon, EX16 9PG

Tenure and Possession

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

Woodland Grant Scheme

The land is not currently subject to any Woodland Grant Scheme.

Wayleaves/Easements/Rights of Way

There is an easement in favour of the property at Olands and Woodside for the purpose of water from a well located within lot 3.

Local Authorities

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

Tel: 01884 255255

Web: www.middevon.gov.uk

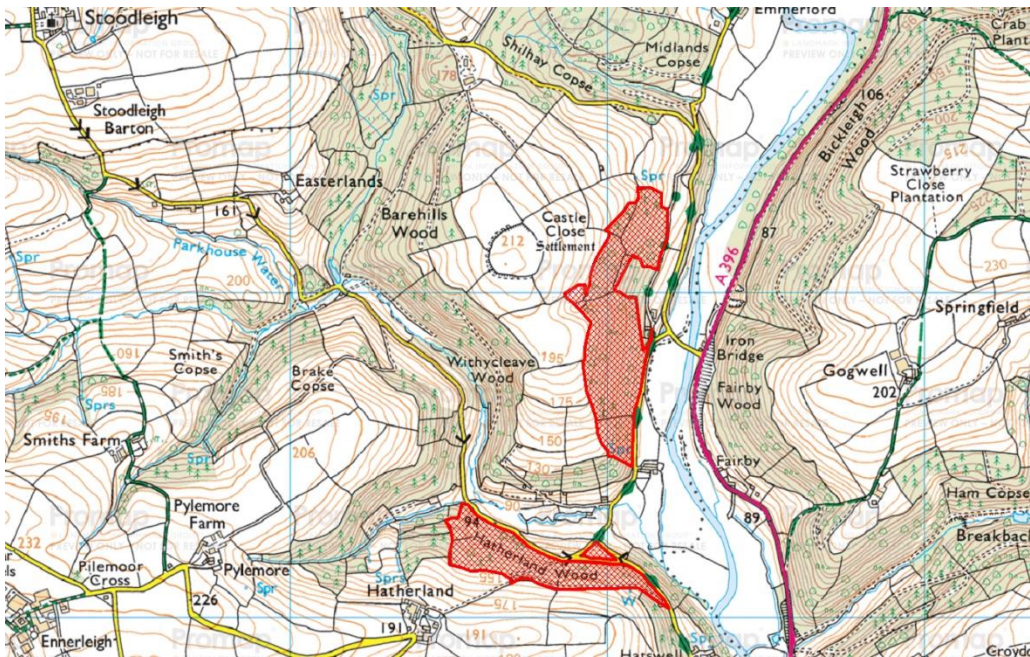
Email: customerfirst@middevon.gov.uk

Viewing

Viewing is strictly by appointment only.

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.