



Chartered Surveyors

Estate Agents

Auctioneers and Valuers

# STAGS

63 Fore Street  
Totnes  
Devon TQ9 5NJ  
☎ (01803) 865454  
Fax (01803) 864227

Ref: C15249/PS

For Sale by Public Auction

On Instructions from D J Excell Esq. Messrs Bishop Fleming,  
Trustee in bankruptcy.

Approx 1.77 Acres of Land on Village Edge, together with 2 storey stone Barn.

**APPROX 1.77 ACRES**

known as

**BURNETT'S ORCHARD**

**RINGMORE**

**KINGSBRIDGE**

**SOUTH DEVON**

**APPROX 1.77 ACRES PRINCIPALLY PASTURE LAND,  
STREAM, WATER, STONE BARN and ROAD ACCESS.**

For Sale by Public Auction (unless sold previously)

@ The Mill at Avonwick, South Brent

@ 12.00 noon on Monday 29 April 1996

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Solicitors: Messrs Anstey Sargent Probert, 4/6 Barnfield Crescent, Exeter, Devon.  
EX1 1RF. Attn: Mrs G Smith. Tel: 01392-411221.

Also at: EXETER (01392) 55202 · BARNSTAPLE (01271) 22833 · TIVERTON (01884) 256331 · SOUTH MOLTON (01769) 572263  
WELLINGTON (01823) 662822 · DULVERTON (01398) 323174 · HONITON (01404) 45885 · LAUNCESTON (01566) 774999

The London Office: 27 BERKELEY SQUARE, MAYFAIR W1

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### "REMARKS & STIPULATIONS"

**VIEWING:** Strictly by prior appointment through the Vendor's Auctioneers, Stags, (01803) 865454.

**DIRECTIONS:** On entering the village of Ringmore, turn right at Higher Manor and proceed down the hill bearing right at a fork junction. The entrance to **Burnett's Orchard** will then be seen on the left hand side after a further 100 yards.

**SITUATION:** **Burnett's Orchard** is on the western edge of Ringmore approx half a mile from Ayrmer Cove. It has much housing around it. Some may consider has long-term hope potential for development.

**TENURE & POSSESSION:** Vacant Possession is offered on Completion which is set for Monday 20 May 1996.

**VALUATION :** There will be no ingoing Valuation to pay upon Completion in addition to the purchase price, and there will be no counterclaims for dilapidations.

**QUOTAS :** There are no Quotas included in the Sale.

**TIMBER:** Any standing timber will be included in the sale without additional charge.

**PLANS & BOUNDARY FENCES:** A plan (which is not to any particular scale) is incorporated within the sales particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences. Those shown on the plan by a "T" turned inwards are believed to be correct.

**WAYLEAVES, RIGHTS OF WAY, ETC.:** The Property is sold subject to and with the benefit of Wayleave Agreements in respect of electricity or telephone poles, wires, stays, cables, etc., or any water or drainage pipes, etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way, bridleways, etc.

**SPECIFIC RIGHTS, FENCING COVENANTS, RIGHTS OF WAY, ETC:** There is a Right of Way over part of the access drive leading to the property Mandava on the north-east boundary of the site. Additional entrance on the northern boundary.

#### **AUTHORITIES:**

**County Authority:** Devon County Council, County Hall, Exeter, Devon, EX2 4QD. (01392-77977).

**Local Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. (01803-861234).

**Water Authority:** South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR. (01392-446688).

**Electricity:** South Western Electricity, Osprey Road, Exeter, Devon, EX2 7HZ. (01392-444111).

**URGENT APPEAL  
BURNETTS ORCHARD, RINGMORE**

This land is for sale by Public Auction on Monday 29 April 1996. The land adjoins National Trust property, offering scenic views of Aymer Cove from The Green, and has been used for the annual fireworks display for some years. There are concerns in the village as to the potential long term development of this land with a change of ownership. Although there are at present covenants on the land to prevent development, these could be breached by a new owner.

Unfortunately, The National Trust do not currently have funds to purchase the land. The Parish Council supports the plan to purchase the land to give to the National Trust, who would undertake full responsibility and upkeep of the land.

George Grimshaw has already collected substantial funds from the village to enable The National Trust to bid for the land at the Public Auction but there is a shortfall. If you wish to make a contributions towards preservation of this piece of land for the public good of the village, please make cheques payable to The National Trust and give to George Grimshaw, Middle Manor before Monday 22 April.

Receipts will be issued for your contribution and any excess funds raised over the purchase price will be refunded.

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**METHOD OF OFFERING:** The property is available as one Lot. The Vendor reserves the right to sell, withdraw or alter the Lot at Auction.

**MISREPRESENTATION DISCLAIMER:** Any representation made either by the Vendor or by Messrs Stags as Agents for the Vendor, whether made orally or in writing, and whether made prior hereto or contained herein is believed to be correct but its accuracy not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into this Contract upon reliance upon his own researches and not in reliance upon any such representation made by the Vendor or his Agents.

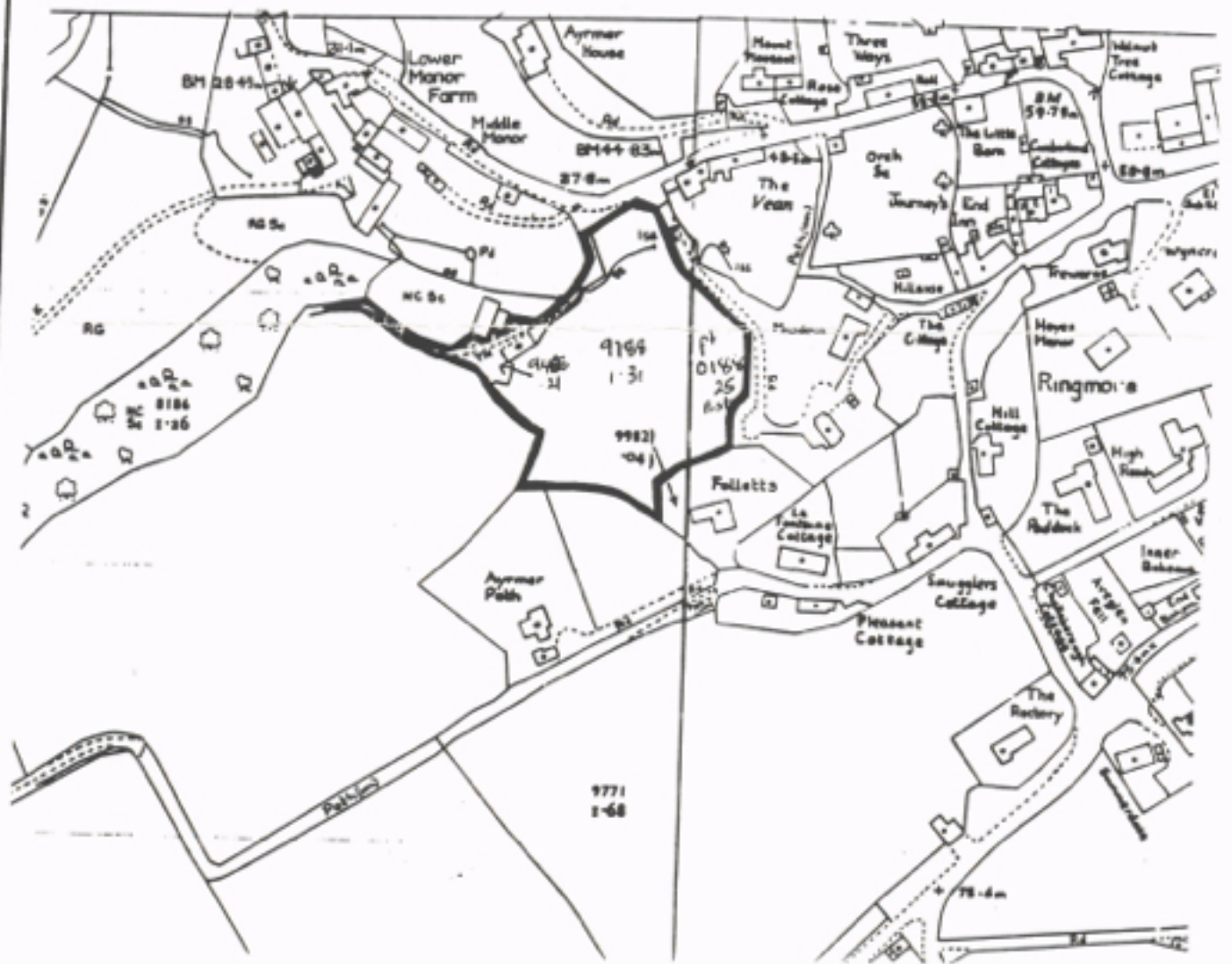
**THE SPECIAL CONDITIONS OF SALE:** The Particulars and the Remarks and Stipulations contained herein shall be deemed to form part of the Special Conditions of Sale but, in case of any inconsistencies, the provisions of the latter shall prevail. If not attached to these Sale Particulars, copies of the Special Conditions of Sale should be obtained from either the Vendor's Solicitors or the Auctioneers. It is assumed that the Purchaser has made all necessary enquiries prior to the Auction.

#### PARTICULARS OF SALE

This single Land Lot is situated on the western outskirts of the village of Ringmore with dwellings to the north, south and east of the property. The property comprises a principally pasture paddock, together with track, former yard, and stone building - in all, extending to some 1.77 Acres, or thereabouts. There is a stream running through the northern part of the property appearing from a culvert. There is access from the council highway on two routes. Firstly, on the northern border; and, secondly, at the north east via the entrance drive to gate over part of the lane to Mandava. Stone and galvanised iron Barn over two storeys with approximate external measurements of 40' x 13' and being open fronted.

#### SCHEDULE

OS.No.	Description	Acreage
9488	Track and Barn	0.21
9788	Pasture	1.31
0188 pt	Pasture	0.25
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		1.77 Acres



**BURNETT'S ORCHARD**

[Not to scale and issued for identification purposes only]