

# LAND OFF COLES LANE, KINGSKERSWELL, TQ12 5BJ



- Land extending to c. 0.52 ha / 1.29 acres
- Positioned on southern edge of Kingskerswell
- Guide Price £75,000+

View over part of land at Coles Lane, facing south

## THE LAND – TQ12 5BJ

Kitchener Land and Planning are delighted to offer for sale a parcel of land positioned on the southern edge of Kingskerswell.

**Land at Coles Lane** – Title DN619433 – Extending to c. 0.52ha / 1.29 acres, this parcel of land is currently rough pasture and slopes gently downhill from the north east to south west. The Agents are advised that the land benefits a right of way for its present agricultural use, with or without vehicles from the roadway leading to Coles Lane, via a gateway in the north eastern corner.

Whilst the land is situated outside of the development boundary for Kingskerswell and partly within a Flood Zone area (the south western corner only), it may be of interest to either those parties contemplating future development options or alternatively builders and developers seeking land for ecological mitigation purposes. The land will also likely appeal to those seeking amenity, grazing land or for nature/wildlife enhancement.

## KINGSKERSWELL

Kingskerswell offers a range of amenities including primary school, health centre and pharmacy, Co-op, post office, hair salons and public houses. There are a number of excellent state and private schools within reach including Torbay's two well-regarded Grammar schools. There are also many fine golf courses in the area, and not forgetting some of the best sailing waters in the country.

## METHOD OF SALE

The freehold land is offered for sale by private treaty with offers invited in excess of £75,000. The vendor may also consider offers for each parcel of land individually.

## SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

## VIEWING

Please contact Alex Munday at KLP to arrange a viewing.

## CONTACT



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
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**Ref: 793/R2AM**

Location Plan – position of field identified in red





Photos of Land at Coles Lane (clockwise from top left) showing: Existing access gate, View from south west corner facing east, View from north eastern corner facing west, View from north eastern corner facing south.