

LAND OFF COLES LANE & BROOKEDOR, KINGSKERSWELL, TQ12 5BJ



- Land extending to a total of c. 2.5ha / 6.17 acres
- Positioned on southern edge of Kingskerswell
- Guide Price £120,000+

View over part of land at Coles Lane, facing south

THE LAND – TQ12 5BJ

Kitchener Land and Planning are delighted to offer for sale two parcels 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 with or without vehicles from the roadway leading to Coles Lane, via a gateway in the north eastern corner.

Land at Brookedor – Title DN453049 – Extending to c. 1.98ha / 4.88 acres, and currently used as rough grazing land. The Agents are again advised that a right of access to the land exists (with or without vehicles at all times) from the lane on south eastern corner. Streams cross over the southern section of the land, along with electricity poles and interested parties should be aware that the land is set within Flood Zone 2 & 3.

Whilst the two parcels of land are outside of the development boundary for Kingkerswell and are within a Flood Zone area (all land at Brookedor and the south western corner of the Land at Coles Lane), they may be of interest to either those parties contemplating development options for part of the Coles Lane land 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 £120,000. 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.

AGENTS NOTES

If the parcels are sold separately, the Agents are advised that the land at Coles Lane will benefit rights to connect to existing power cables upon the Brookedor land and a right to discharge surface water into the stream upon the Brookedor land.

CONTACT



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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Plan – position of fields identified in red





Photos of Land at Brookedor (clockwise from top left) showing: Existing access gate, View across part of the land facing north, Lane providing access from School Rd to the access gate, View over part of the land facing south east.



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.