

## Nadderwater

£ 50,000

📍 Nadderwater, Exeter, Devon, EX4 2JH

Tender Deadline Thursday 1st October 2.30pm

### TENURE

With the exception of a small acreage of lot 1 and 2 which are freehold it is understood that the owner of the freehold, which is subject to the two long leasehold interests, cannot be identified and that in these circumstances the leaseholder effectively becomes the freeholder. It may be possible for a purchaser of the leasehold interest to acquire a freehold title indemnity insurance policy. Please contact the agents for further clarification. In the interest of clarity it should be noted that the land will be vacant on completion.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB

Tel: - [Click here to reveal phone number](#) -

### FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

### SERVICES

The land is currently connected to mains water, the quality of this supply cannot be guaranteed by the vendor. Should the land be sold in lots then easements will be granted to the various purchasers to allow connection to the mains water supply. Purchasers will be liable for the cost of connection to this supply and any required sub meters.

### FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

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