

Established



1816



Land at Long Lane, Haccombe, Newton Abbot, TQ12 4SH

Offers in Excess of £470,000

27.63 acres (11.18 hectares) of gently sloping pastureland and woodland with a range of stables and agricultural building with spectacular views over the River Teign and surrounding landscape. Available as a whole or in three lots.

DRO02981/W

Joint Agents

Rendells

T: 01364 653017, E: r.thomas@rendells.co.uk

GTC Rural

T: 01364 642755, E: Gordon@gtcrural.co.uk

Situation

Located on the edge of Milber, Newton Abbot, the land occupies an elevated position with views over the surrounding landscape and River Teign, being conveniently located within easy reach of the A380.

Description - Lot 1 (Coloured Red)

Lot 1 extends in total to 19.97 acres (8.08 Hectares) of free draining permanent pastureland, being gently east facing.

The land is bordered by mixed age hedge and tree growth, with fencing present to the majority of the boundaries and benefits from individual access points to the west and north west of the property.

The property benefits from an agricultural building extending in total to 24.37 x 9.14m with a 1.52m overhang. The building is of concrete frame and timber construction under a sheeted roof with clear panels and benefits from a concrete floor and apron. This building provides the opportunity for different uses subject to planning permission.

Alongside the agricultural building lies a range of stable buildings extending in total to 25.00 x 3.04m of brick base and timber cladding to all elevations. The stable building benefits from a box profile roof and comprises 5 loose boxes, store and tack room and adjoining to the North is a single bay wooden fodder store.



Description - Lot 2 (Coloured Green)

Lot 2 comprises a natural regeneration level woodland extending in total to 0.93 acres (0.38 hectares).

The land is accessed off the adjoining lane to the south with a bridleway bordering the land along the northwest boundary.

Description - Lot 3 (Coloured Blue)

Lot 3 comprises two field enclosure's extending in total to 6.73 acres (2.72 hectares) of free draining permanent pastureland being north east facing.

The land is bordered by mixed age hedge and tree growth, with fencing present to the majority of the boundaries. The land benefits from individual access points to the south east of the property off Hiller Lane (Track).



Services

The land benefits from a mains water supply with troughs present in lots 1 and 3. There is a sub meter which has been installed in Lot 3 if this is sold separately to Lot 1. There is a mains electric supply to the buildings.

Access

The land benefits from roadside access off the adjoining highways to the West. Access to Lot 3 is via a bridleway onto Hiller Lane (Track) from the public Highway.

Subsidy Schemes

The land is registered with the Rural Payments Agency. Any De-Linked money relating to the Basic Payment Scheme will remain with the vendor. There are no agri-environment scheme's in place on any of the land.

Public Rights of Way

There is a public right of way over Lot 2 to Hiller Lane (Track) but there is no other rights of way over the land as far as known.

Wayleaves, Rights and Easements

The property is sold subject to any rights of way, wayleaves, rights, or easements which exist at the time of sale whether they are mentioned in these particulars or not.

Tenure

Freehold with vacant possession upon completion.

Guide Prices

Lot 1 - Offers In Excess of £400,000

Lot 2 - Offers In Excess of £10,000

Lot 3 - Offers In Excess of £60,000

Local Authority

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12

4XX Telephone: 01626 361101

Viewing

Strictly by appointment only, therefore please contact Rendells Ashburton office on 01364 653017 (opt 2) or email: r.thomas@rendells.co.uk to schedule a viewing.

Joint Agents

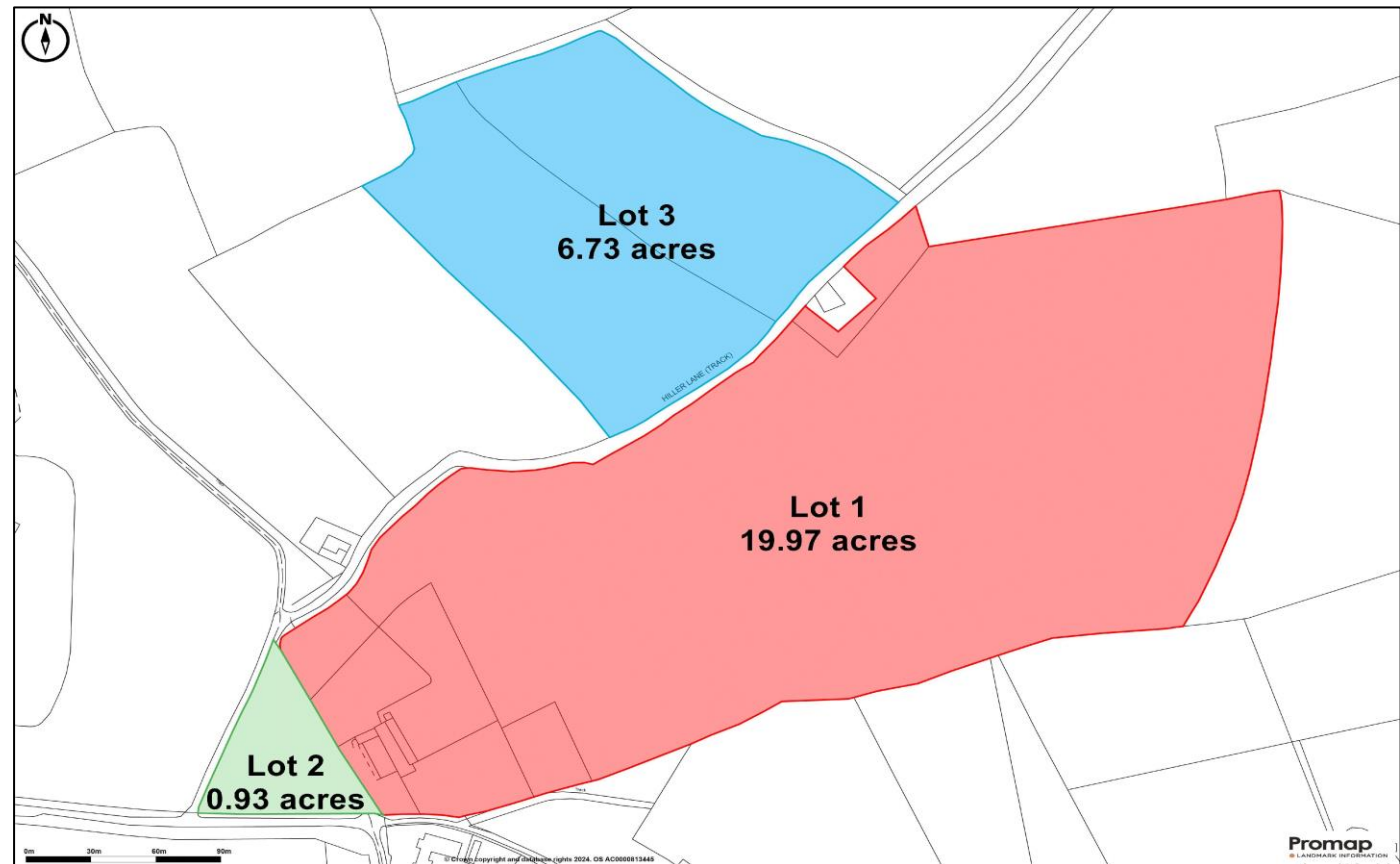
Rendells have been instructed to sell the property jointly with GTC Rural and if you wish to contact GTC Rural to arrange a viewing please contact Gordon Chambers on Gordon Chambers – 01364 642755 or 07957 737019 Email: Gordon@gtc rural.co.uk

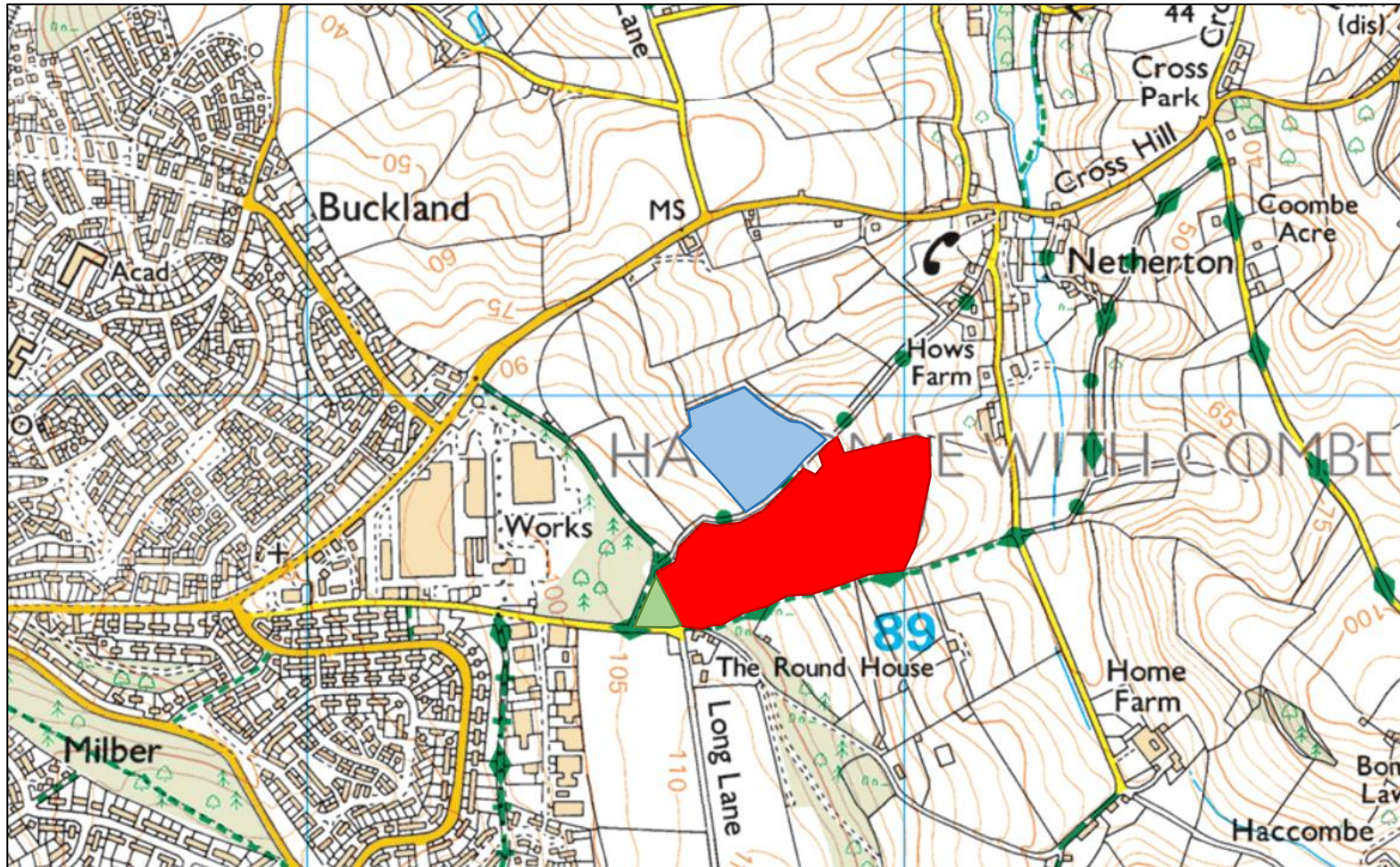
Important Information

These particulars are a guide only and are not to be relied upon for any purpose and purchasers must satisfy themselves as to their accuracy.

Directions

From the A380 heading towards Newton Abbot, take the exit onto Penn Inn Roundabout signposted Newton Abbot, Milber and Combeinteignhead and take the first exit following the lane arrows for Combeinteignhead. Proceed up the hill on Shaldon Road and as you approach the top of Shaldon Hill, take the right-hand turn onto Twickenham Road and immediately left onto Haccombe Path Road. Proceed along this road to the top, passing through a wooded section and the land for sale will be found straight ahead.
What3Words: [writings.birthing.much](https://www.what3words.com/writings.birthing.much)





Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

