

HIGHER RADWAY FARM

BISHOPSTEIGNTON • TEIGNMOUTH • DEVON





HIGHER RADWAY FARM

BISHOPSTEIGNTON • TEIGNMOUTH • DEVON • TQ14 9TB

Bishopsteignton 1 mile • Shaldon 3 miles • Teignmouth 4 miles
Newton Abbot 5 miles (London Paddington 2 hours 30 minutes) • Exeter 12 miles • Exeter Airport 12 miles
(Distances and times approximate)

One of the greatest positions in Devon to build a new house with just under 90 acres.

Available as a whole or three lots.

Lot 1: Higher Radway Farmhouse

Existing property and accommodation comprises:

Entrance hall • Kitchen • Utility • Sitting room • Dining room • Garden room
5 bedrooms • Bathroom • Shower room
Existing gardens • Outdoor swimming pool

In all about 22.65 acres

Planning permission is in place to demolish the existing farmhouse and to build a new property of approximately 7,631 sq ft with accommodation to include:

Open plan living accommodation taking full advantage of the views from the property
Principal bedroom suite with dressing room and bathroom
4 further bedrooms - all en suite
Separate triple garage space and storage areas • Pool

Lot 2: Planning permission for four separate dwellings. The current buildings include a good range of farm buildings and a covered yard area
In all about 5.92 acres

Lot 3 - In all about 59.88 acres - available by separate negotiation



Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR
Tel: +44 1392 215 631
exeter@struttandparker.com

struttandparker.com



Knight Frank Exeter
19 Southernhay East, Exeter, Devon EX1 1QD
Tel: +44 1392 423 111
exeter@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Higher Radway Farm occupies a superb position high above the Teign estuary in lovely open countryside surrounded by its own land. It has panoramic views over the surrounding area; possibly one of the most unique locations in Devon.



Nearby Shaldon is a sought-after and picturesque village set at the mouth of the Teign Estuary on the lovely South Devon coastline. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the rolling hills above. There are a range of independent shops and cafes, restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth.

Teignmouth has a wide range of daily facilities to include a number of supermarkets, shops, pubs and a chemist. More extensive business and recreational facilities can be found in Newton Abbot (5 miles) and the Cathedral City of Exeter (12 miles) where there is an extensive range of supermarkets and other shops.



There are a number of educational facilities close by and slightly further afield. Bishopsteignton has a primary school, Teignmouth has both a community college and Trinity School, offering private education at both primary and secondary level. Torquay has the renowned Grammar Schools and the Cathedral City of Exeter has a “red brick” university. There is a bus service from Exeter Racecourse which runs to Maynard School in Exeter and Blundells School in Tiverton which are both private.



Communication links are excellent with the A380 dual carriageway providing access back to the M5 motorway at Exeter. Teignmouth and Newton Abbot provide the mainline railway links to London Paddington in about 2 hours 20 minutes and the rest of the United Kingdom via Bristol.



The area provides a wide choice of sporting facilities including several Golf courses (Teignmouth Golf Course is within walking distance) and excellent riding and walking in the countryside. The nearest beach can be found at Teignmouth with other popular destinations such as Dawlish and the rest of South Devon only a short distance away.



Higher Radway Farm

- Higher Radway Farm is an extraordinary property in a super location. The existing farmhouse was built in 1956 but planning permission has now been granted to demolish it and create a new outstanding home of approximately 7,631 sq ft. These new plans will create a delightful house in probably one of the best locations in Devon with extensive views across the surrounding countryside from Dartmoor in the west following the Teign Estuary down to the sea at Teignmouth in the east.

- It is very difficult to put into words what an outstanding, high and private position the house occupies and viewing is very highly recommended.

Lot 1

- Higher Radway Farm is a rare opportunity to build an exquisite, contemporary family home in a rural setting in South Devon with uninterrupted countryside and estuary views and approximately 22.65 acres. Planning Consent was granted in 2020 for the demolition and reconstruction of a replacement dwelling with a new access and landscaping.

- On the ground floor proposed plans include a social space with numerous areas to relax and entertain including an open-plan kitchen and dining area with an adjoining sitting room, snug, study and playroom as well as a games room. Plans also include a spacious utility room and a cloakroom. Upstairs the prospective plans include 5 en suite double bedrooms including the principal bedroom suite which has an adjoining dressing room. Four out of five bedrooms have walk-in wardrobes.
- The property has been designed to take full advantage of the elevated panoramic views with much of the accommodation designed with views towards the estuary.
- The planning history can be viewed on the Teignbridge District Council planning portal under reference 20/00641/FUL.

Outside

- Planning permissions have also been granted for extensive landscaping around the property with proposed plans designed to include border hedgerow for privacy and a mixed variety of tree planting, green roofing, planting to the rear of the property and an area of wildflower planting to the side as well as terracing to the front of the property. Plans have also been granted for an outdoor swimming pool in front of the house with elevated views towards the estuary. Permission for a new access road to the property has also been granted with plans including a SUDS driveway which leads to a parking area to the rear with parking space for multiple vehicles as well as a triple garage.



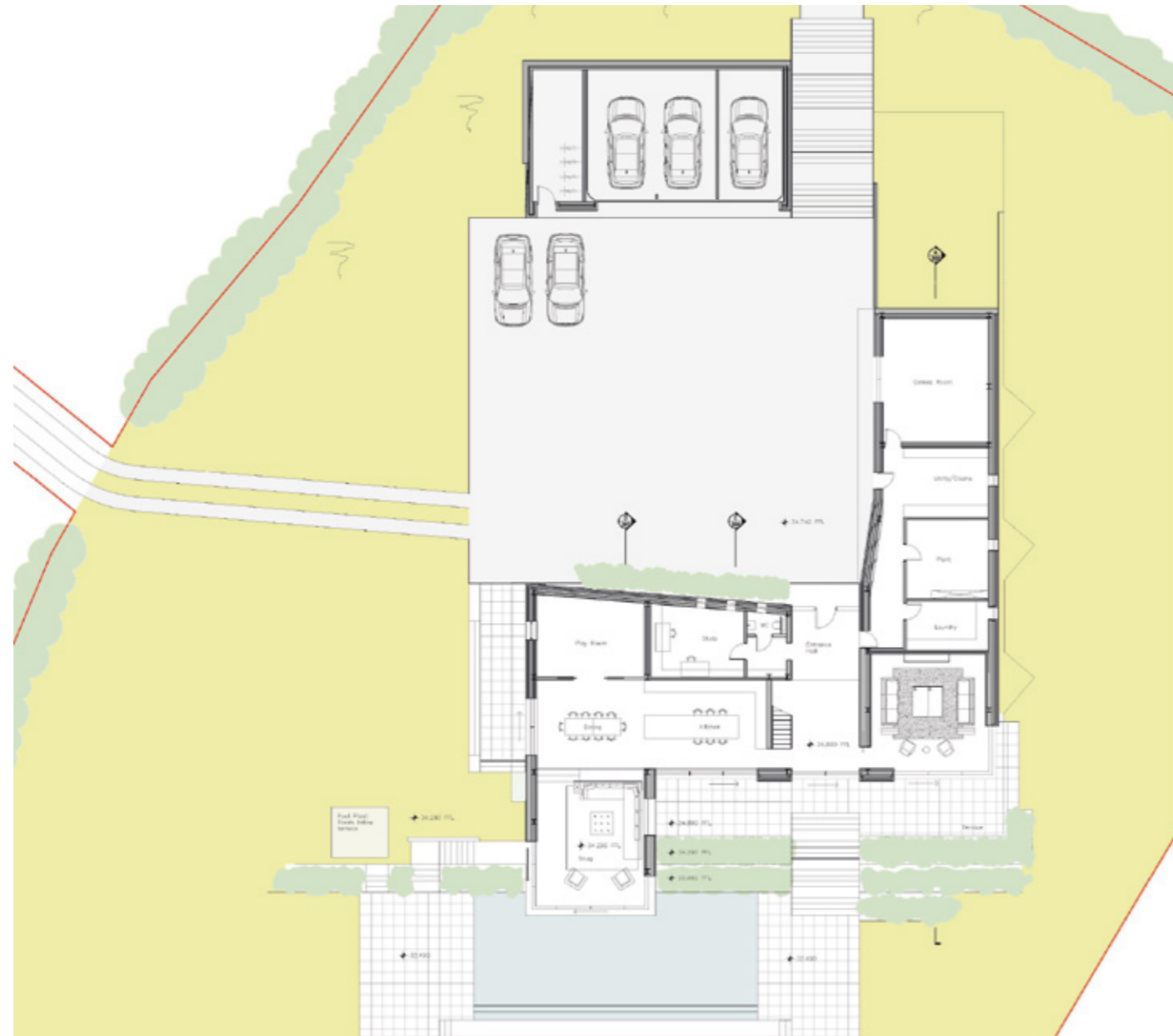
Proposed build CGI



Proposed Ground Floor Plan – Lot 1

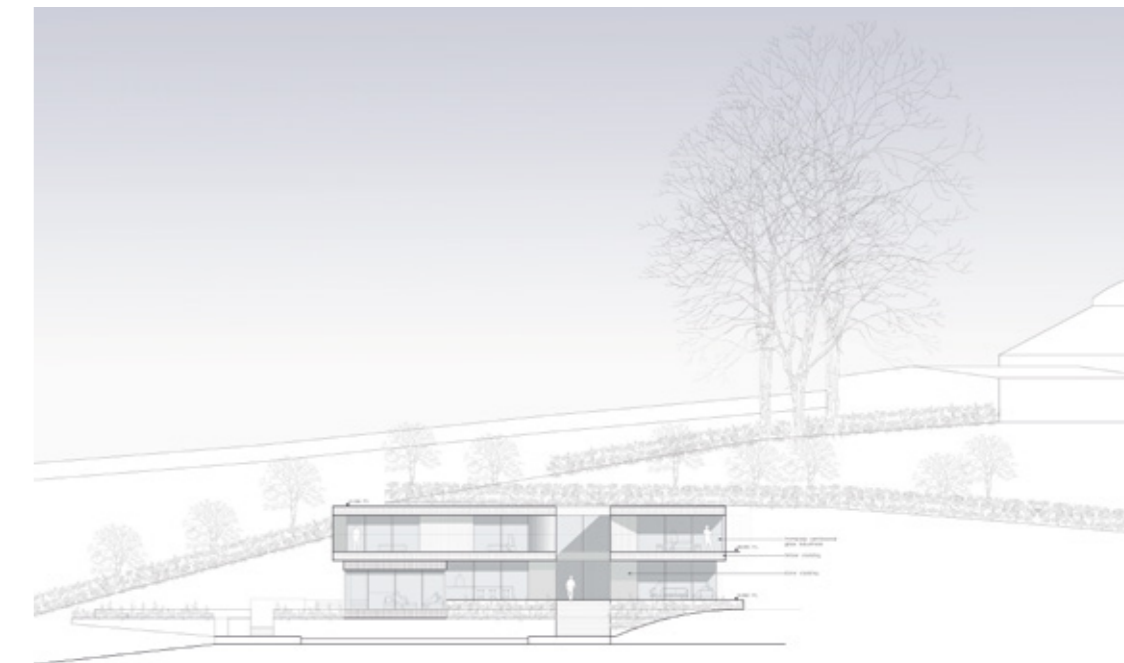
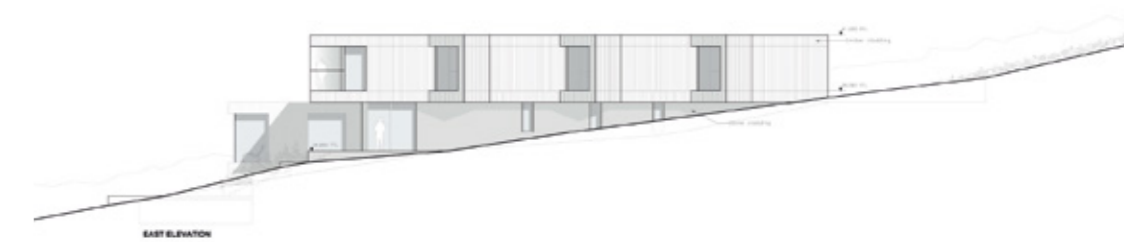
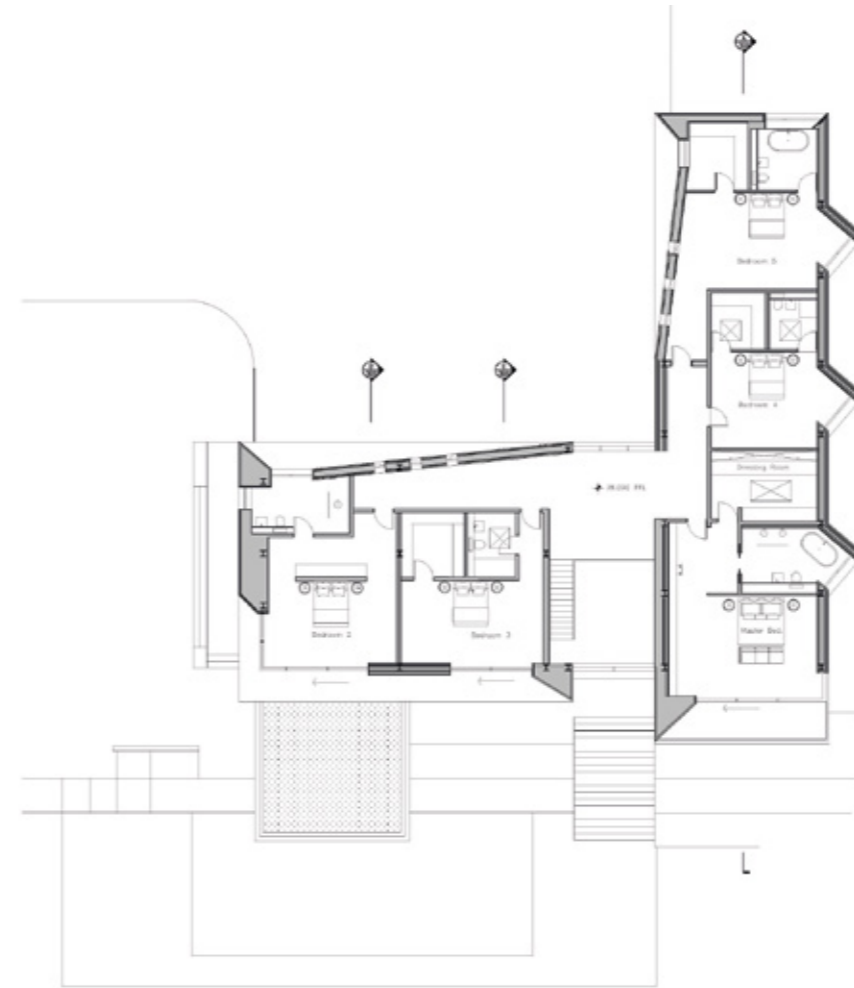
Proposed square footage for proposed build as a whole - 7631.61 sq ft.

For identification purposes only - Not to scale



Proposed First Floor Plan – Lot 1

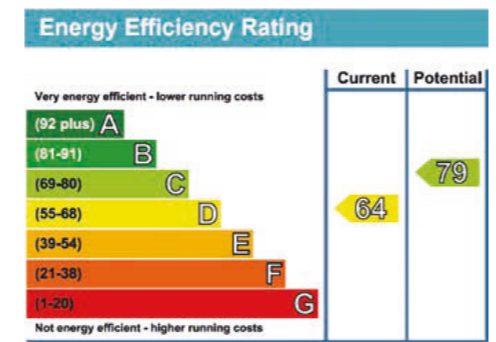
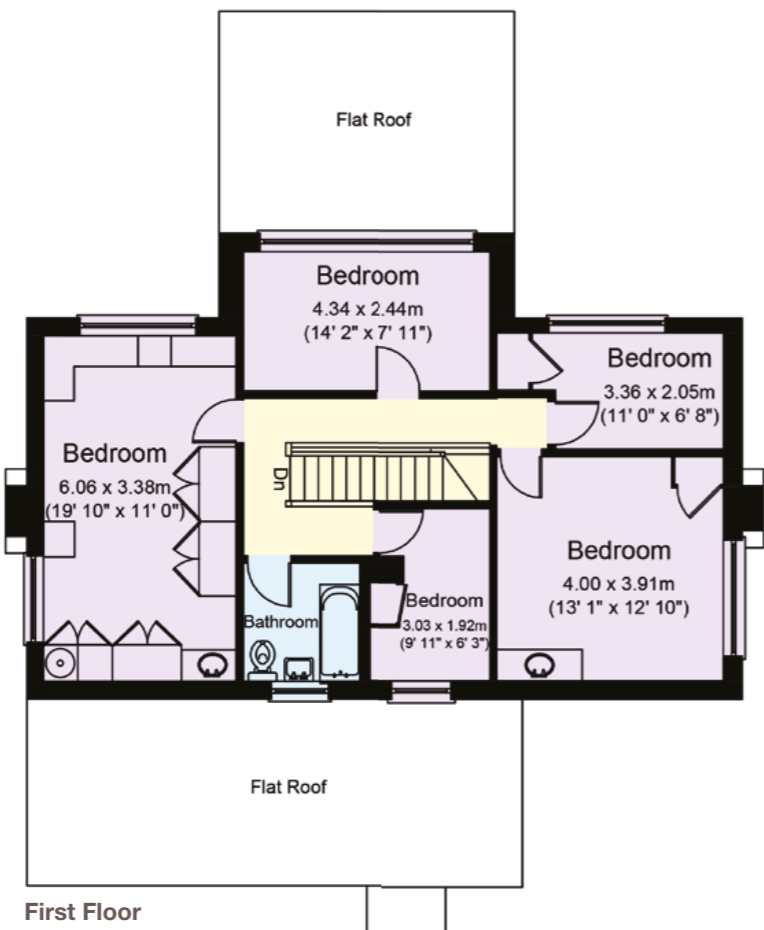
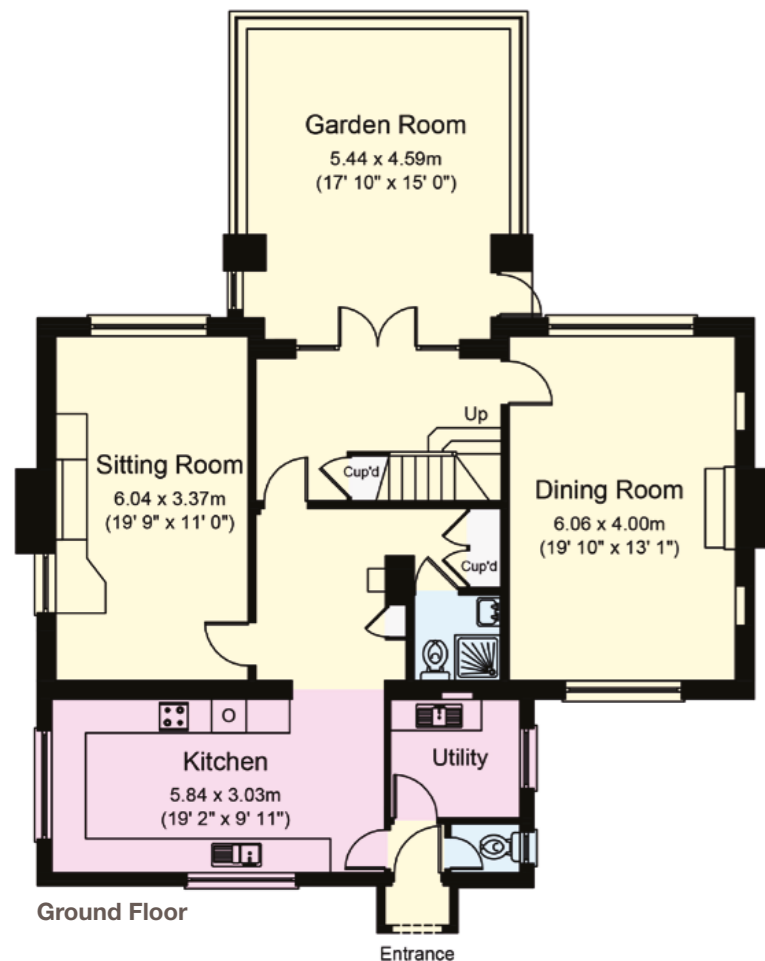
For identification purposes only - Not to scale



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Existing Floor Plans – Lot 1
 Approximate Gross Internal Floor Area
 203 sq m / 2,184 sq ft

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





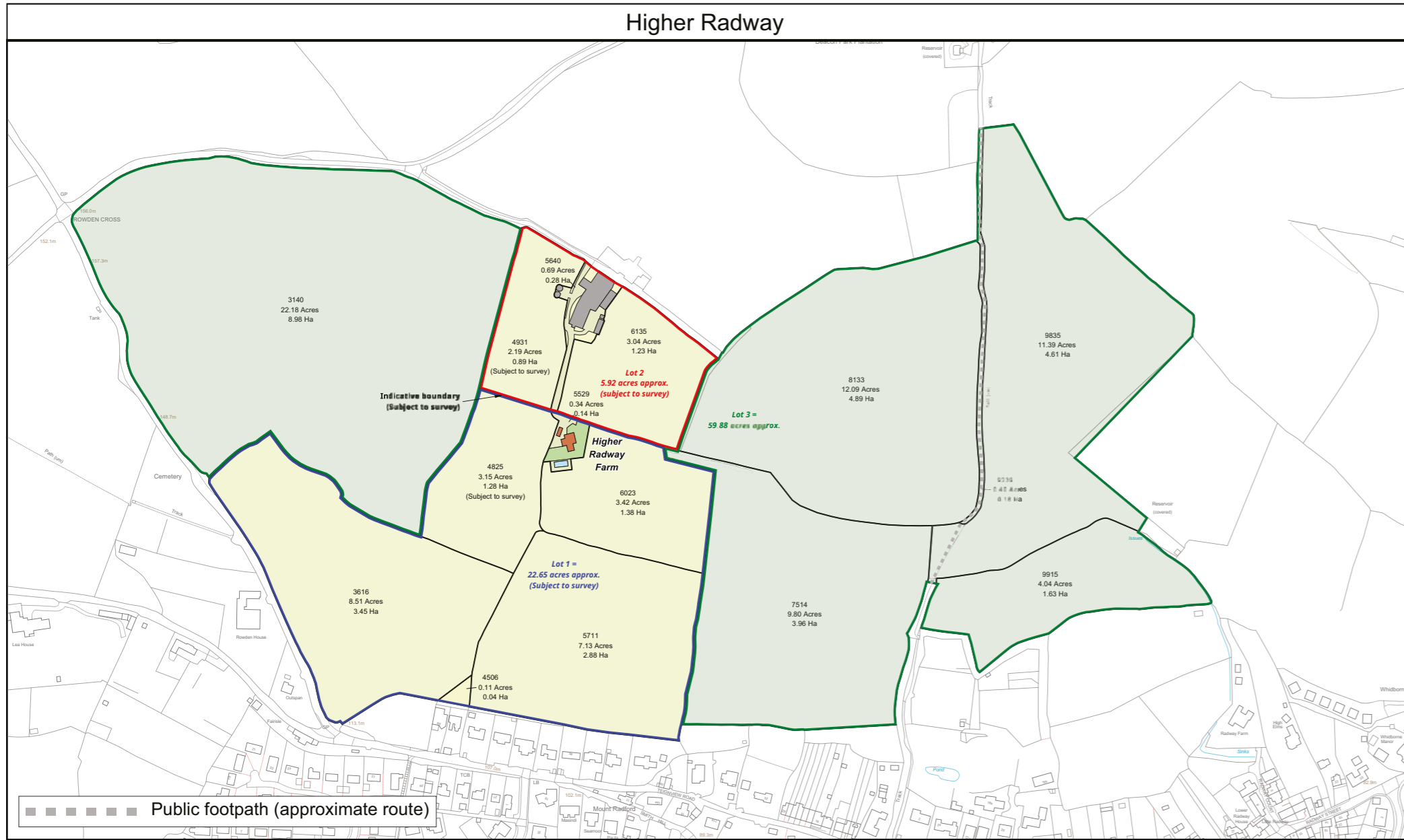
Lot 2

- Class Q planning permission has been granted for the change of use of agricultural buildings into 4 separate dwellings. The planning history can be viewed on the Teignbridge District Council planning portal under reference 22/01899/NPA. Further architectural drawings are available on request.

Lot 3

A mixture of pasture and grassland totalling approximately 59.88 acres. Available by separate negotiation.





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| <p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL</p> <p>(e) planprep@lds-survey.co.uk</p> | | <p>Land Use:</p> <ul style="list-style-type: none"> Pasture Arable Game Cover Woodland Parkland Verge / Misc Water Orchard Heathland Rocks / Boulders Building (Residential) Building / Structure (Agricultural) Gardens Road / Track <p>NB: If field & building type are unknown - assumed pasture & residential</p> | | <p>Date: 22:03:24 Drawn By: CW Scale: 1:4500 @ A4 Plan Ref:</p> <p>Title: Higher Radway</p> <p>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786</p> |
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GENERAL REMARKS AND STIPULATIONS

Method of Sale

The freehold of Higher Radway Farm is offered for sale by private treaty with vacant possession on completion, subject to the existing Grazing Agreement in place on the farmland.

Local Authority

Teignbridge District Council. Tel: 01626 361 101.
Devon County Council. Tel: 03451 551 015.

Council Tax

Band G

Services

Mains electricity and mains water. Private drainage.
Oil-fired central heating.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these Sales Particulars, are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Planning Consent

Planning permission to construct a new dwelling on the site. Planning reference 20/00641/FUL and full details can be accessed from Teignbridge District Council's planning portal.

A full information pack detailing all plans and drawings is available from the Vendor's agents.



Basic Payment Scheme

The property is eligible for the Basic Payment Scheme and is currently claimed by the Vendor. No other agricultural schemes are currently on the property and the Vendor will use their best endeavours to transfer the entitlements with the property.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of ways, whether mentioned or not in these Particulars.

Sporting, Mineral & Timber Rights

We understand that the sporting, mineral and timber rights are in hand and will be transferred in the freehold sale.

Directions (TQ14 9TB)

Satellite navigation should take you to the vicinity of the property but the directions from the bottom of the M5 motorway are as follows:

From the bottom of the M5 motorway at Exeter take the A38 southbound bearing left on to the A380 dual carriageway at the Splatford split towards Torquay. After approximately 3 miles bear left at the Ashcombe Cross junction towards Teignmouth on the B3192. Go straight on over the next roundabout and follow this road along for about 3 miles and as the road levels out turn right signed to Bishopsteignton. You are now proceeding across the common with the Golf Course on your left. At the T-junction at the end of this road turn right, signed towards Bishopsteignton and Kingsteignton. Carry on this lane and down the hill through the woods for just over 1/2 a mile and when the road bends to the right, turn left onto the drive to Higher Radway Farm. Follow this track along and around to the right down to the house at the bottom of the drive.

Viewing

Viewing is strictly by prior appointment with the sole agents, Knight Frank LLP, 19 Southernhay East, Exeter, Devon, EX1 1QD. Telephone 01392 848823.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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