



## Land and Stables at Breakneck Hill , Teignmouth, Devon TQ14 9NZ

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Stables and about 4.05 acres of pasture with  
elevated views over the Teignmouth coastline

Teignmouth centre 1.5 miles - A380 South Devon Expressway 4 miles -  
Dawlish 2.7 miles

• For Sale by Online Auction • About 4.05 Acres • Stables • Mains water  
supply • Coastal views • Auction Guide Range £125,000 -  
£150,000 • Freehold

Auction Guide £150,000

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## METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The auction end date is Wednesday 11th June 2025 at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website [www.stags.co.uk](http://www.stags.co.uk) - Online Property & Land Auctions.

## SITUATION

The land is situated north of Teignmouth, about 1.5 miles from the town centre and 4 miles south of the A380 which provides access north to Exeter and south to Newton Abbot. Teignmouth is a popular seaside town with a range of local amenities to support a buoyant coastal community.

The property is located in an elevated position above Teignmouth and benefits from exceptional views of the coast and surrounding countryside.

## INTRODUCTION: AUCTION GUIDE £125,000 - £150,000

The land extends to about 4.05 acres and comprises sloping pasture contained within one enclosure, a levelled section of ground on which stands a set of timber stables and further sloping land with trees forming the property's northern boundary.

The pasture has been grazed by horses in recent years but the land was also used for growing daffodils in the past, some of which can still be observed in the Spring.

The stables are of a timber construction under a corrugated roof and include five loose boxes and a store. While the stables are still serviceable, they could be reinstated or replaced with another structure (stp).

## SERVICES

Mains water is connected to the land.

## ACCESS

The land is reached directly from the public highway by a field gate.

## TENURE AND POSSESSION

Freehold and is available with vacant possession on completion.

## LOCAL AUTHORITY

Teignbridge District Council ([www.teignbridge.gov.uk](http://www.teignbridge.gov.uk))

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

## UPLIFT CLAUSE

The land is sold subject to a 25% uplift clause which will be triggered if the land were to gain consent for any use other than agricultural or equestrian within 25 years.

## PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for administration.

## BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT. From this a buyers fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder





of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

#### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

#### VENDORS SOLICITOR

FAO Rebecca Cox  
Gilbert Stephens, Manor Office, North Street, Crediton, Devon EX17 2BR  
property@gilbertstephens.co.uk / 01363 775566

#### COMPLETION DATE

The completion date will be 20 working days (not including weekends or Bank Holidays) after the auction or as dictated by the solicitor.

#### VIEWING

Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059.

#### WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

#### DIRECTIONS

From Exeter take the A380 towards Torquay and Newton Abbot. Exit towards Teignmouth and continue for about 3 miles. Pass the sign for Teignmouth Golf

Club on the right and take the next left turn signposted Dawlish. Continue along Holcombe Down Road for about 0.8 of a mile. (You may wish to park at this point). Turn right down Breakneck Hill and after about 100 yards, find the entrance to the land on the right. What3words///warmers.imply.scoots

#### DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

#### SPECIAL CONDITIONS OF SALE

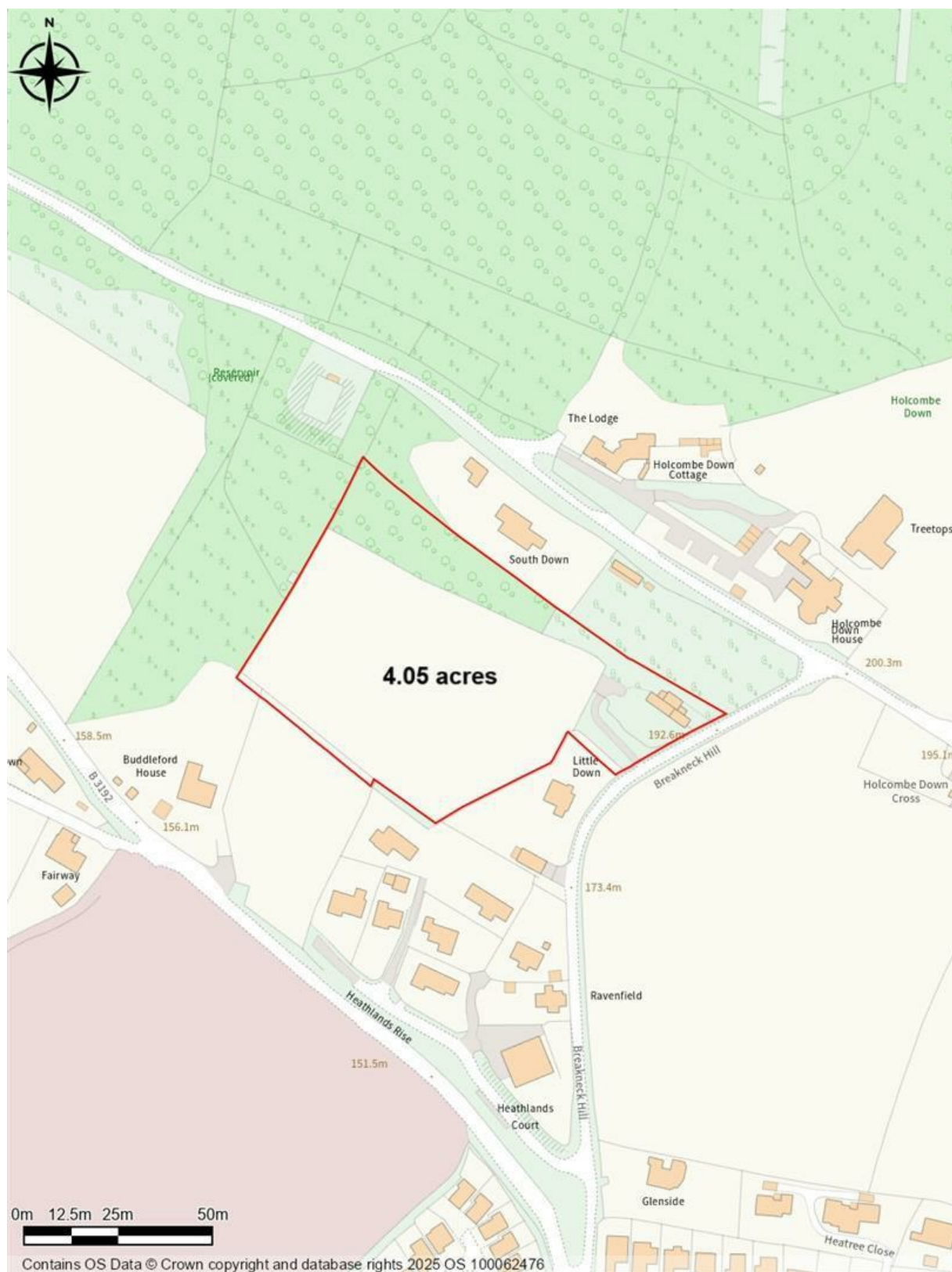
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

#### DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.







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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.