



ot 1 - Land and Stables at Long Meadow Teign View Road,  
Bishopsteignton, Teignmouth, TQ14 9TR

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About 6.19 acres of land with modern stables  
close to Bishopsteignton settlement limit

Bishopsteignton village location - Teignmouth beach 3 miles - A380 at  
Kingsteignton 1.8 miles

- Modern range of timber stables
- 6.19 acres of pasture
- Close proximity to Bishopsteignton settlement boundary
- Mains services connected
- Available as a lot or as a whole
- Beautiful estuary views
- Freehold

Guide Price £375,000

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## SITUATION

The land is situated at the western edge of Bishopsteignton, a popular village north of the River Teign estuary in South Devon. Throughout the land, views of the estuary and the surrounding coastal landscape can be enjoyed. Bishopsteignton is a large village with plenty of local amenities to support a busy community. Teignmouth is the closest town to the land and benefits from a wide range of services, amenities and facilities suited to a vibrant coastal town including sports pitches, hospitality venues, shops, public transport connections and sea front attractions.

## DESCRIPTION

### Introduction to Lot 1 - Guide Price £375,000

A superb block of pasture extending to approximately 6.19 acres, attractively laid out in several enclosures divided by stock fencing and mature hedgerows. Within the main entrance, a hardstanding area provides convenient parking for vehicles or horseboxes. Set close to the entrance is a high-quality range of modern timber stables, comprising six well-proportioned loose boxes and a secure tack room. The stables are built to a high standard and stand on a spacious concrete yard, offering excellent functionality and ease of maintenance. The stable yard is screened by mature hedging, providing privacy and shelter. In addition, there are two timber

field shelters on the land, offering further options for turnout. The land abuts Bishopsteignton settlement limit to the east.

### Additional Lot Available - Guide Price £125,000

Lot 2 comprises approximately 4.10 acres, currently divided into enclosures of pasture by temporary fencing and established hedgerows. The land is sloping and south-facing, and enjoys attractive views over the surrounding countryside and estuary. The land includes a twin timber field shelter positioned near the southern entrance, offering useful shelter for livestock or horses. Lot 2 can be reached by Lot 1 via a connecting field gate, providing flexibility for those wishing to purchase both parcels together. The land abuts Bishopsteignton settlement limit to the east.

## SERVICES

Mains water connected to lot 1. Lot 2 will benefit from a right to connect to the water supply which serves lot 1 subject to the installation of a stop-cock and sub-meter.

Mains electricity connected to lot 1

## ACCESS

Access to lot 1 from the public highway to the north.

Access to lot 2 by a right of access over a private drive to the south.





## METHOD OF SALE

The land is offered for sale by private treaty, in lots or as a whole.

## TENURE AND POSSESSION

Each parcel of the land is freehold and sold with vacant possession

## 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.

## VIEWING

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 livestock.

## DIRECTIONS

From the A380 Kingsteignton junction, head east towards Bishopsteignton and Teignmouth on the A381. Pass Wear Farm holiday park on the right and take the next left turn onto a single track road. Continue along the lane for about 1 mile before turning right at the cross, signposted to Bishopsteignton. Follow the lane for just under 0.5 of a mile before reaching lot 1 on the right. The land is located between Fair Isle House and Lea House.

## WHAT3WORDS///

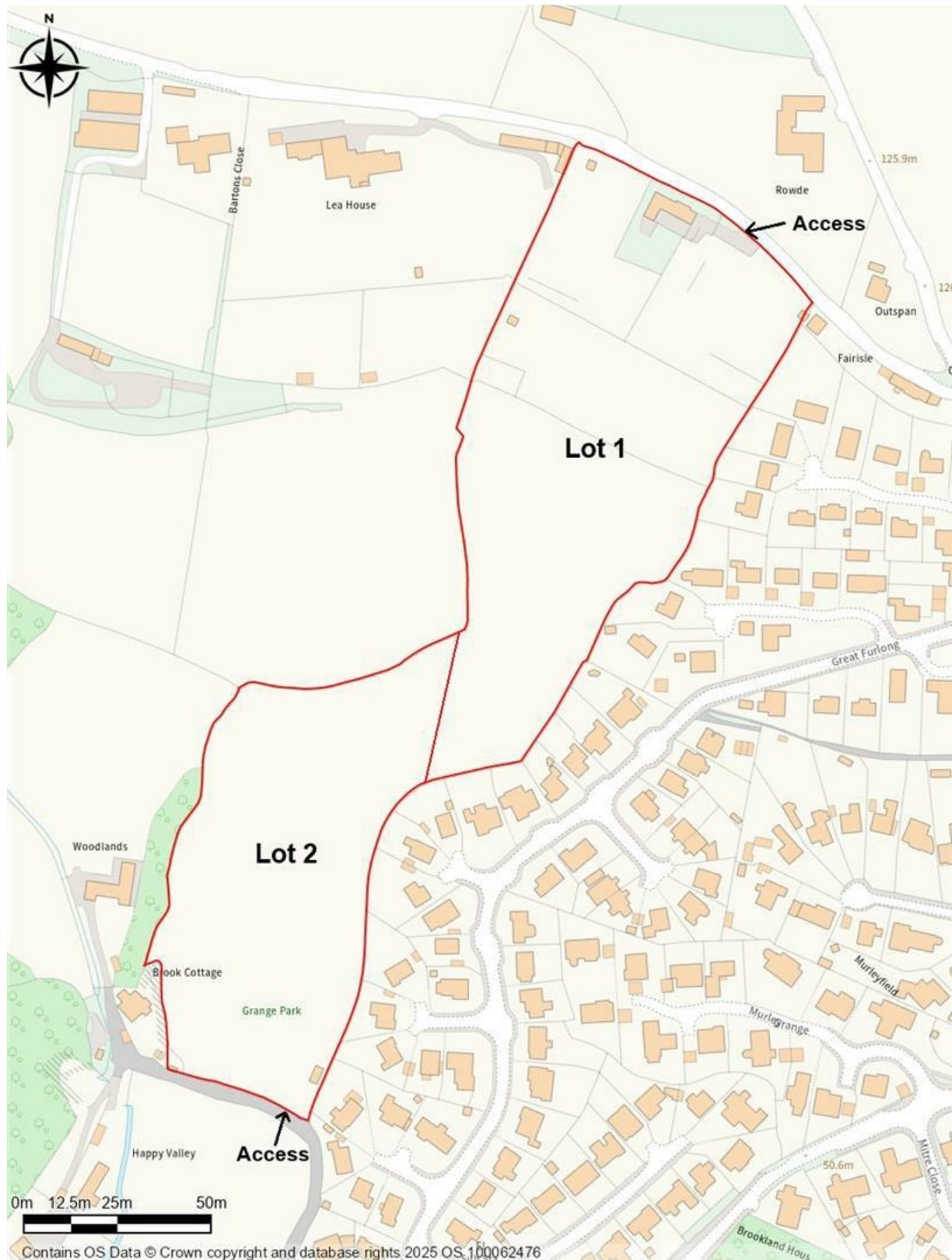
Lot 1 ///garage.stoops.tinny

## 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.