



Land and Stables at North Huish

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North Huish, South Brent, TQ10 9NH

A38 2 miles; South Brent 2.5 miles; Totnes 8 miles

4.18 acres of pasture land with stables, private water and electricity in the South Devon National Landscape

- For sale by informal tender by Thursday 29th May at 1pm
- Ideal for equestrian or agricultural use
- Mains electricity connected
- South Devon National Landscape
- Easy access to major transport links
- Approx. 4.18 acres of pasture land with stables
- Private borehole water
- Peaceful rural setting
- Gated vehicular access
- Freehold

Informal Tender £150,000

SITUATION

North Huish is a traditional rural village situated within the renowned South Devon National Landscape. The neighbouring village of Avonwick is just a mile away, offering a village shop, pub, and church, while the vibrant town of South Brent is approximately 2½ miles to the north, providing a wide range of amenities including shops, primary school, health centre, and recreational facilities. The A38 Devon Expressway is conveniently located just 2 miles away, providing swift access to Plymouth, Exeter and the wider road network.

DESCRIPTION

An excellent opportunity to acquire a versatile block of pasture land extending to approximately 4.18 acres, together with a stable yard comprising three loose boxes and a tack room. The property is ideally located within the tranquil rural village of North Huish, set amidst beautiful rolling countryside and benefitting from private borehole water and mains electricity.



THE LAND

The land is predominantly laid to pasture, arranged in a sloping field enclosed by established hedgerows and fencing, offering a lovely rural outlook over the surrounding countryside. The timber stable block is well-positioned within the paddock, providing three loose boxes and a tack room, all with direct access to the land. The property enjoys a private and secluded feel, with ample space for parking vehicles, horseboxes, or trailers.

There is a beautiful copse area with pathways and the opportunity to develop an allotment or secluded forest if desired. There are a number of fences and gates within the paddocks should one wish to separate out areas for alternate uses.

ACCESS

The land has access onto North Huish road.

SERVICES

Mains electricity. Private borehole water.

BASIC PAYMENT SCHEME

There will be no Basic Payment Scheme or delinked payments included in the sale.

METHOD OF SALE

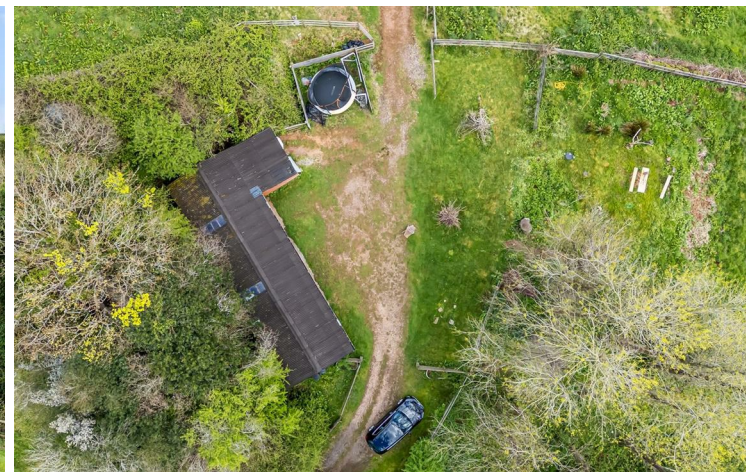
The land is being offered for sale by informal tender, with offers invited to be submitted to the Stags Totnes office, or by email to totnes@stags.co.uk, no later than 1pm on Thursday 29th May 2025. Please contact the office for the informal tender form.

VIEWINGS

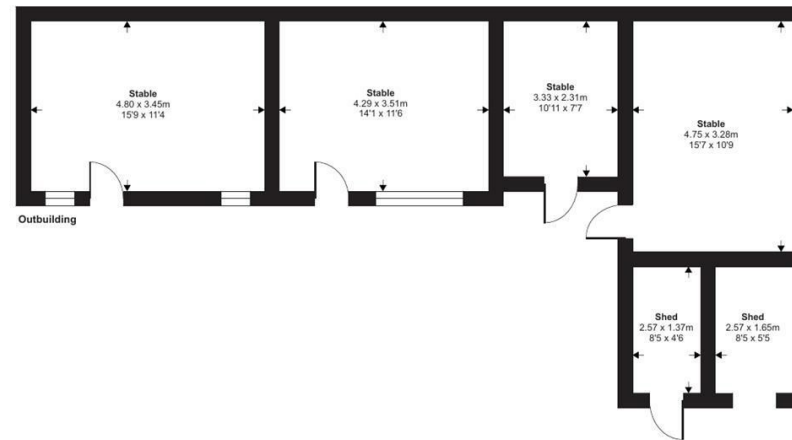
Strictly by appointment with the agent 01803 865454.

WHAT 3 WORDS

///blur.bongo.fishnet



Outbuilding = 696 sq ft / 64.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1284461

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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