



Land at Daracombe Park Mile End Road, Newton Abbot,
Devon TQ12 1RW

An exciting opportunity to acquire land that offers
potential for development.

Newton Abbot (train station): 1.5 miles, A38 (Drumbridges): 3 miles, Torquay
(sea front): 9 miles.

- Online Auction - End date TBC
- Auction Guide £200,000
- Potential to develop
- Close to amenities
- Approximately 1 acre site
- Gated residential area
- Three detached homes
- Freehold

Auction Guide £210,000

01803 865454 | totnes@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 22nd October 2025 at 4.30pm.

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 - stags.co.uk on the Auction Page.

SITUATION

The property is situated in Highweek, within a desirable gated development with attractive communal green spaces providing a wonderful setting for this impressive home. Not only does the property have an idyllic location in its immediate surroundings, it boasts excellent road links, via the A383 and to the A38.

Newton Abbot town centre is only a few miles away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station, with main line links to London Paddington.

Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Positioned within an exclusive, gated development of high-quality, architect-designed homes, this exceptional site presents a rare and exciting opportunity for development, subject to the necessary consents. The potential with the site may lend itself to the creation of a single, bespoke self-build residence, subject to the necessary consents, making the most of the space and setting to craft a truly unique home. Previously, outline planning permission was granted for the erection of three dwellings which expired in July 2025.

The land is nestled within one of Newton Abbot's most sought-after residential areas and already features an impressive mix of contemporary new homes and a beautifully restored original property. The secure, gated entrance and thoughtfully designed layout offer a sense of privacy and exclusivity, creating a desirable environment for future residents.

Whether you're a developer looking to bring a high-end project to life or an individual seeking the perfect setting for a dream home, this site represents an outstanding opportunity in a superb location.

PLANNING HISTORY

On the 27th July 2022 via Teignbridge District Council, outline planning permission was granted for the erection for 3 new dwellings. This planning permission has now lapsed. For more information on the previous planning permission, please visit Teignbridge Council's planning portal and search via the planning reference of 22/00237/OUT.

AGENTS NOTE

There is an annual service charge of £700 for the upkeep of the communal areas.

SERVICES

No services are currently connected to the site, investigation and implementation of services should be explored by interested parties. Ofcom advises that there is superfast broadband and mobile coverage via major providers is likely.

DIRECTIONS

From Newton Abbot proceed on to the A383 towards Ashburton

passing Coombeshead Academy for 1 mile and turn right onto Mile End Road. Proceed for 125 yards and after the road widens and the gated entrance to Daracombe Park can be found on the left hand side. Once inside, follow the road around to the left and the site can be found on the left hand side.

What3Words: [///discussed.earth.really](https://www.what3words.com/land-at-daracombe-park-mile-end-road-newton-abbot-devon-tq12-1rw)

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 registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo 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 - AVAILABLE SOON

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.

SOLICITOR ACTING

Steve Waters, Wollens Solicitors Torquay.
steve.waters@wollens.co.uk. 01803 396600.

COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

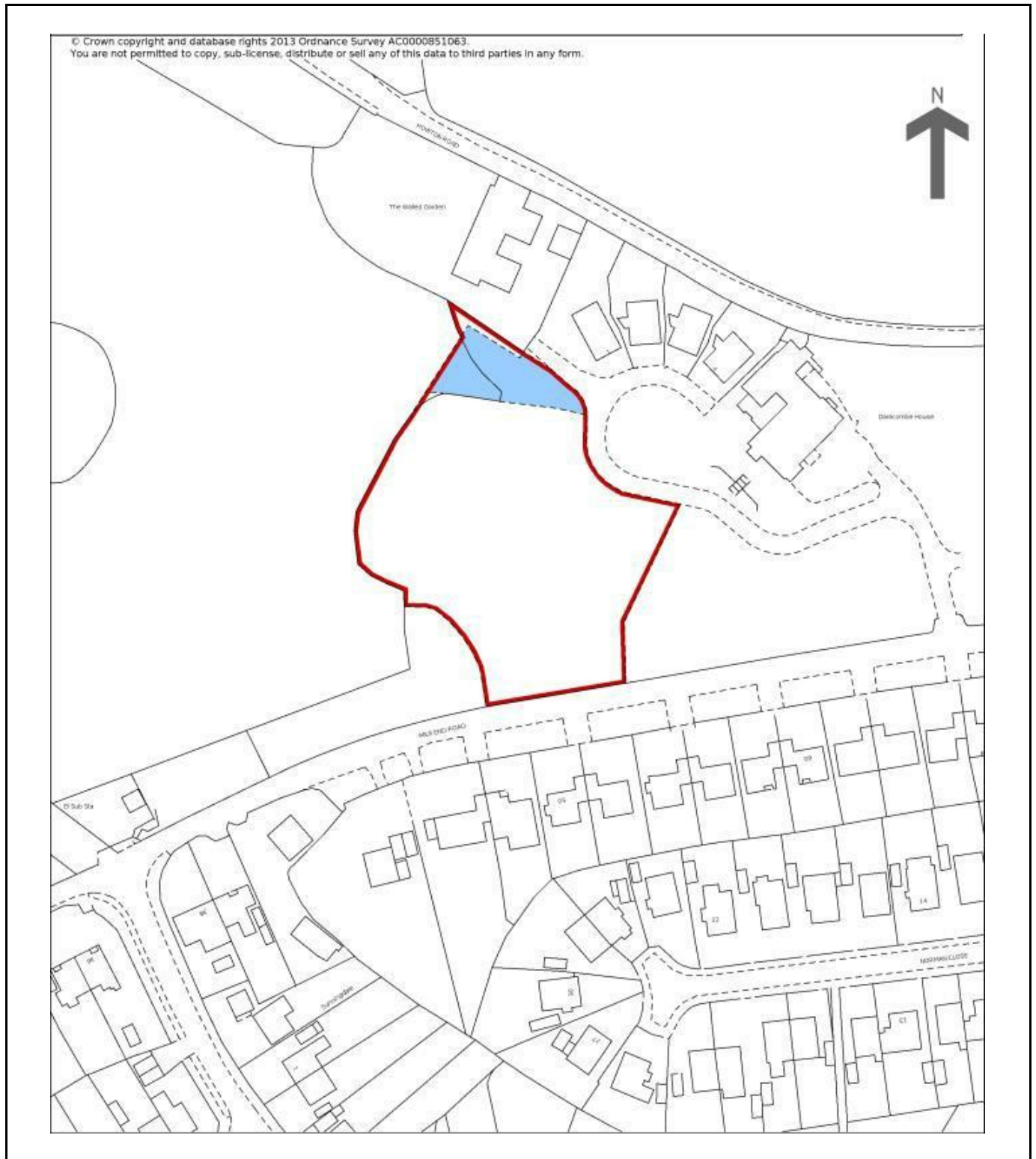
DEFINITION OF AUCTION GUIDE & RESERVE

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 or no more than 10% above a single figure guide. 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.





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. Tenants 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk



@StagsProperty

