

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

DRN01029

## Land & Stables For Sale

3.27 acres of Land to the east of Downaway Lane, Dacombe, TQ12 4ST



**Pasture land extending to approximately 3.27 acres (1.32 ha)  
with stable block, mains water supply and good access.**

### Guide Price £85,000

Contact Newton Abbot Rural Department:  
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL  
Tel: 01626 353881 Email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

### 3.27 acres of Land to the east of Downaway Lane, Dacombe, TQ12 4ST – DN554174 & DN554141

#### **Situation:**

The land is situated near the centre of Dacombe, a small, picturesque and quiet village. The land is 2 miles north of Torquay and 15 miles south of Exeter and is well connected being only 3 miles from the Penn Inn Interchange of the A380 which leads from Paignton in the south to the A38 and Exeter beyond to the north.

#### **Description:**

The land is located in a peaceful yet popular location near the small village of Dacombe. The land extends to around 3.27 acres of well-draining permanent pasture land further comprising 3 stables two 12' x 12' and one 12' x 10' along with large hay store and tack/feed room at the rear of the stable block. The stables are timber built with concrete floor under a corrugated galvaprime roof and the stable block is connected to a mains water supply. The land could suit equestrian or small holding purposes, the land has been used for equestrian grazing for many years.

#### **Schedule of Land:**

<b>SX Map Sheet</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Hectares)</b>
SX 9068	1321	Pasture	3.27	1.32

#### **Tenure:**

The property is available with vacant possession, 0.95acres which is freehold shown red on the plan (DN554141) and 2.32acres is leasehold shown blue on the plan (DN554174).

Note: There are various areas of leasehold land in the area and as far as we are aware no claim has been made on them for over 60 years or more. The lease has expired as far as we are aware.

#### **Services:**

There is a mains water supply connected to the property.

#### **Wayleaves, Rights & Easements:**

The land is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

#### **Local Authority:**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101

#### **Boundaries, Roads & Fencing:**

The Purchaser/Purchasers shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges. The boundaries mainly consist of mature hedgerows with some stock proof fencing to one side.

#### **Directions:**

From the Penn Inn Interchange follow signs for the Shaldon Road then turn right onto St Marychurch Road continue for 2.2 miles and turn right onto Pitland Lane. Follow the road for 0.2 miles then the property entrance is on your right.

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**What3Words:**

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**Health & Safety:**

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

**Uplift Clause:**

The sale of the land will include an uplift clause that if planning consent is granted for residential or commercial development within 10 years of completion of purchase a payment of 25% of the difference between the current value of the land and the value with the planning permission will be payable to the vendor.

**Plan:**

The sale plan has been taken from Promap and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

**Viewing:**

Viewing is available during daylight hours and is by **appointment only** with **Rendells Newton Abbot** Tel no. 01626 353 881.

**Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:**

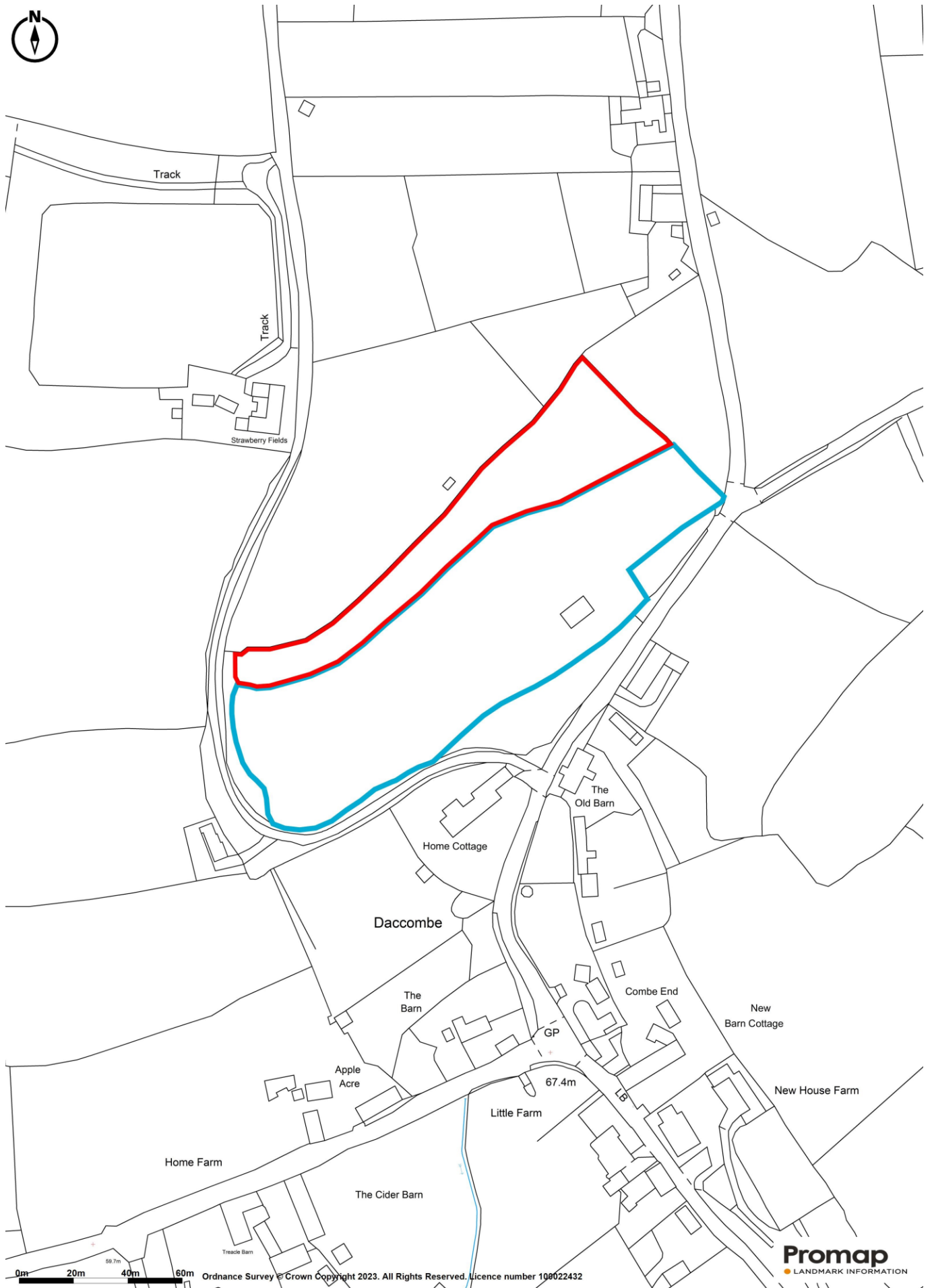
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



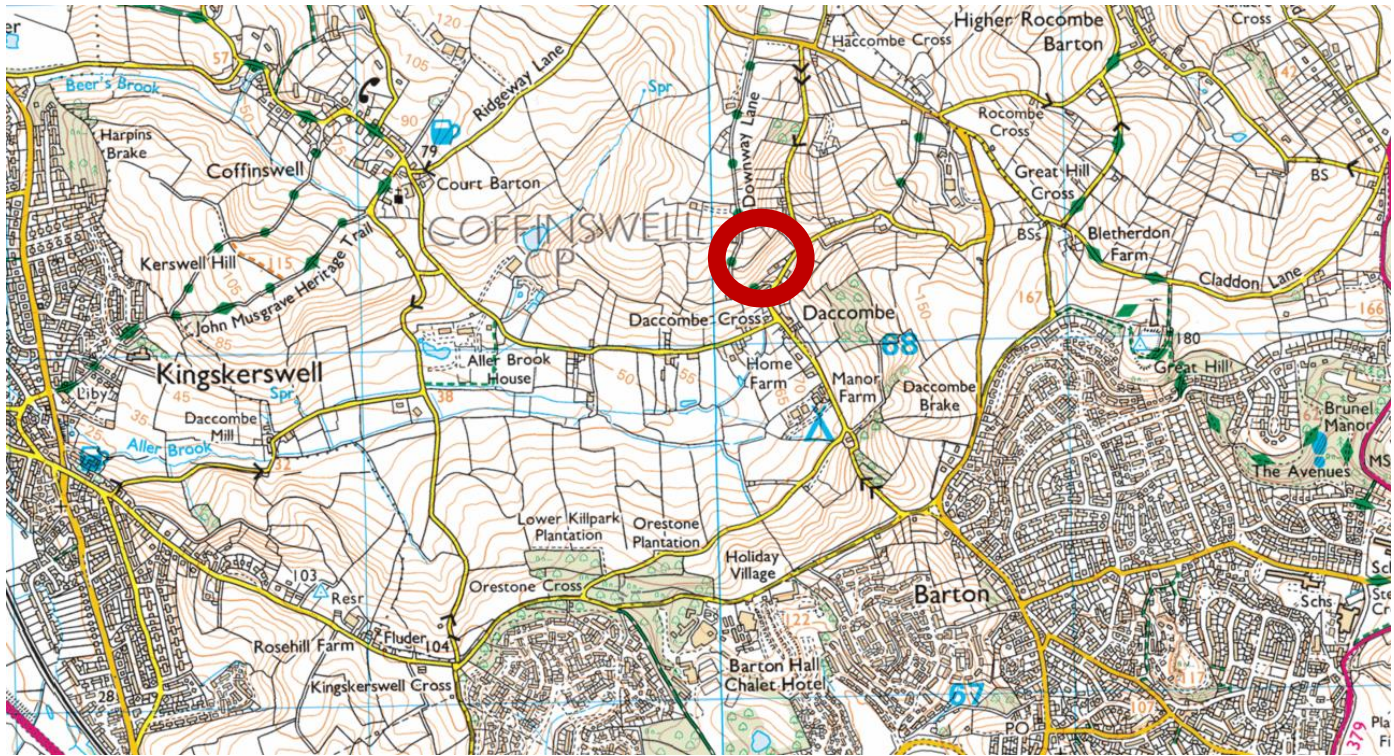


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Sales Plan:



**Location Plan:**



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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