

Established

**RENDELLS**

1816

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

**Land & Stables**  
**Stoke Road, Maidencombe TQ12 4QR**

DRN



**A substantial & modern timber stable block with yard area, mains water and grazing extending to around 2.97 acres (1.20ha).  
Excellent location with safe hacking and good access.**

**Offers in the region of £175,000**

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)

## Broompark Stables, Stoke Road, Stokeinteignhead TQ12 4QR – DN153126

### Situation:

Broompark Stables is situated between to the south of the village of Stokeinteignhead being 6 miles and 20 mins from Newton Abbot, 45 miles and 15 mins from Torquay, 3miles and 10 mins from Shaldon and 4 miles from Teignmouth.

### Description:

The property measures to around 2.97 acres (1.20ha) and gently rises from the gated entrance directly off the public highway, the land is free draining, with tidy mature hedges, post and rail fencing, and a mains water supply to the land and the timber L shape stable block that consists of 3 stables a hay and fodder store and secure tackroom. To the front is a stone yard that allows parking and vehicle turning and an area for a dung store.

Planning permission was granted in April 2018 ref. 18/00089/FUL for equestrian stable block and yard area.

### Schedule of Land:

SX Map Sheet	Field No	Description	Acres	Hectares
SX9369	9553	Driveway, Stables & Yard	0.12	0.05
SX9269	0059	Pasture	2.82	1.14
<b>Total Area</b>			<b>2.94</b>	<b>1.19</b>

### Services:

Water: Metered mains water is connected to the property

South West Water, Peninsula House Rydon Lane Exeter Devon, England EX2 7HR

### Wayleaves, Rights & Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

### Tenure:

The property is freehold with vacant possession. Title No. DN153126

### Local Authority:

Teignbridge District Council, Forde House, Brunel Rd, TQ12 4XX

Tel: 01626 361101

### Viewing:

**Viewings by appointment only.** Rendells Rural Department - Newton Abbot Office

(01626) 353881 or email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

### Plan:

The sale plan has been prepared from a Promap Plan 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.

### Directions

From Rendells, 13 Market Street TQ12 2RL. Continue out of Newton Abbot towards Penn Inn roundabout, take the second exit onto Shaldon Road. Continue up the hill to the first set of traffic lights and turn right onto Marychurch Road. Continue for around 4 miles and turn left onto Honey Lane and continue to the end of the lane joining and baring left onto Teignmouth Road. Continue down the hill for 800 yards and turn left at Maidencombe Cross onto Stoke Road. Continue along Stoke Road gateway entrance no your right-hand side marked with a large Rendells Sale Board. **What3Words:** ///foggy.nuzzling.satin



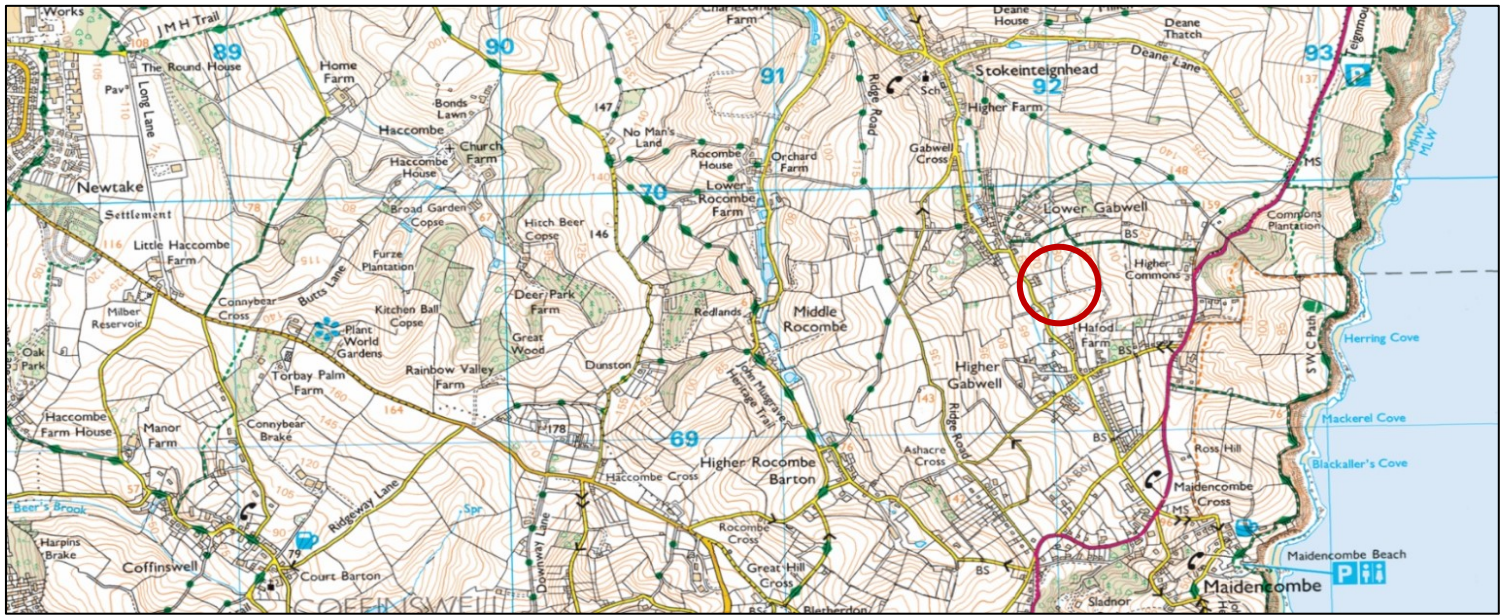
**Promap Plan:**  
(Plan for identification purposes only – not to scale.)





# Broompark Stables, Stoke Road, Stokeinteighhead TQ12 4QR – DN153126

## 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.