

Established

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DRN

## **Land & Building**

**Lower Gabwell, Stoke Road, Stokeinteignhead TQ12 4QS**



**A well fenced paddock with a wooden building. Clear and tidy with a mains water and electricity supply. Many differing uses such as equestrian, horticultural, and amenity with possible development potential.**

**Offers in the region of £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)

## Land & Building, Lower Gabwell, Stokeinteignhead TQ12 4QS DN548776

### Situation:

Being in the centre of Lower Gabwell to the south of the village of Stokeinteignhead, 3 ½ miles east of Newton Abbot and 2 ½ miles east of the A382, and 3 miles north of Torquay.

### Description:

Located within the hamlet of Lower Gabwell is a well fenced paddock with a wooden building. Clear and tidy with a mains water and electricity supply offering many differing uses such as equestrian, horticultural, and amenity. The property does offer development potential with the vendor having made enquiries for a residential dwelling with high eco credentials and exceptional build standards (no planning application was submitted).

### Schedule of Land:

| SX Map Sheet      | Field No | Description     | Size (Acres) | Size (m2)    |
|-------------------|----------|-----------------|--------------|--------------|
| SX9169            | 7485     | Land & Building | 0.245        | 990.9        |
| <b>Total Area</b> |          |                 | <b>0.245</b> | <b>990.9</b> |

### 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. Land Registry title number DN548776

### Local Authority:

Teignbridge District Council, Forde House, Brunel Rd, TQ12 4XX  
Tel: 01626 361101

**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

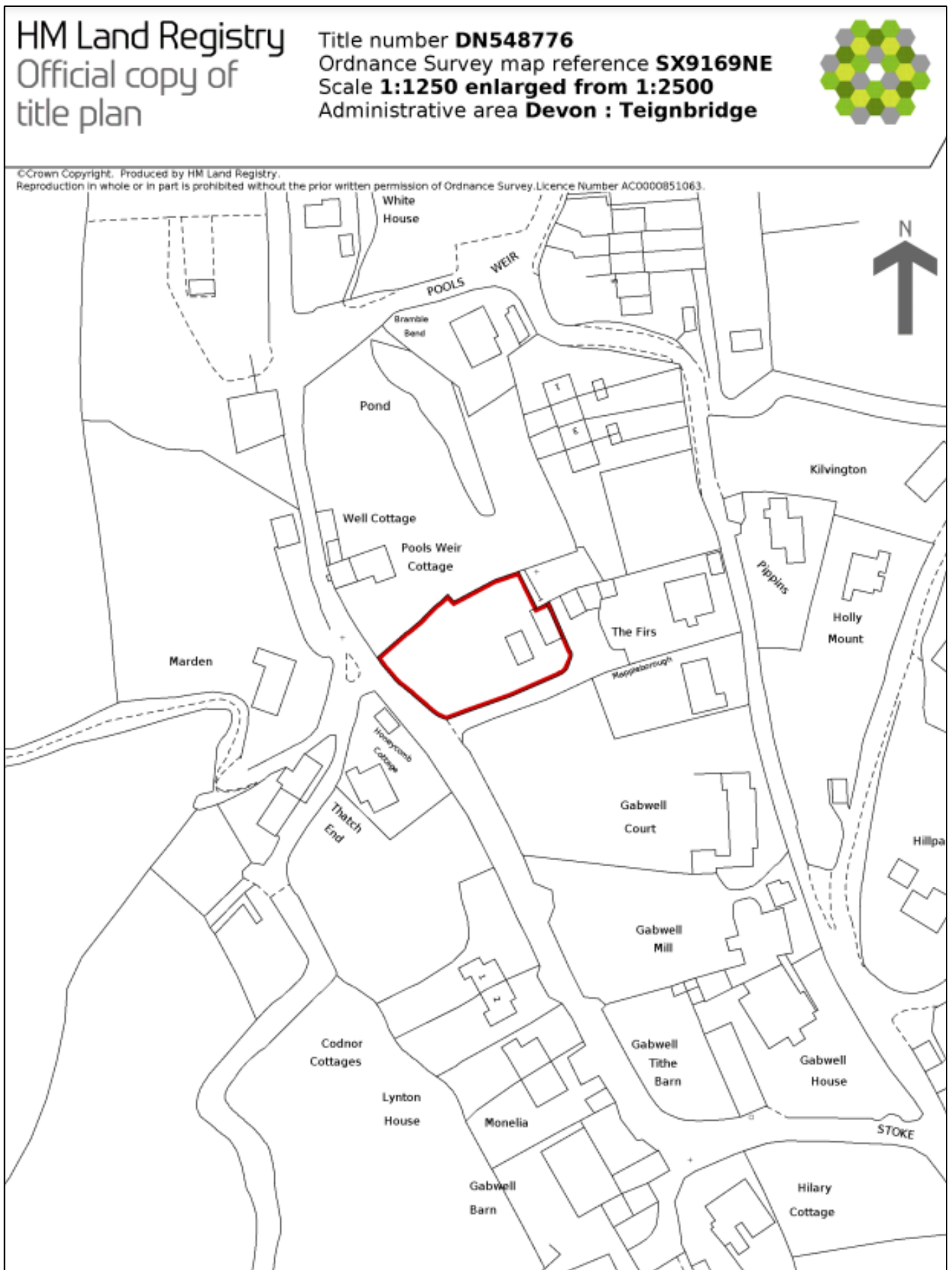
From Rendells office; 13 Market Street TQ12 2RL. At the traffic lights turn left onto the A382 follow the road around coming to the next set of lights and turn left towards Newton Abbot & the Penn inn roundabout. At the roundabout take the 2<sup>nd</sup> left exit onto Shaldon Road. Continue up and over the hill for 1.6 miles. At the bend opposite the motor garage turn right into Combeinteignhead village and continue through to Stokeinteignhead where you continue onto Stoke Road. Passing the village hall on your right continue and take the second left into the driveway and double gates with a Rendells Sale Board.

**What3words** ///trucked.conquests.advances





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





#### 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.

