

Established



1816

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

DRN01204

Land at Stokeinteignhead

Approximately 1 ½ Acres of Land & Hay/Feed Store, Stoke Road, Stokeinteignhead, TQ12 4QT



Extending to about 1.49 acres; a smallholding on the south of the main part of the village of Stokeinteignhead, to the east of the Village Hall

Asking Price £85,000 – Subject to Contract

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

1 ½ acres of Land & Hay/Feed Store, Stokeinteignhead, TQ12 4QT – DN754391

Situation:

This smallholding extending to about 1 ½ acres is situate to the south of the main part of the village of Stokeinteignhead, a short distance to the east of the village hall. It is 3 miles from the neighboring town of Teignmouth, 4 miles from Newton Abbot, 6 miles from Torquay and 21 miles from Exeter – the County's Capital City.

Description:

Approached from Stoke Road via an unmade country lane, the entrance to this property is through a Galvanised iron screened 19ft gateway. Within, a hardcore track leads to the main part of the field opening on to the meadow. There is a Hay/Feed Store to the east of the entranceway constructed of Galvaprime and measuring approximately 23ft x 10ft. Nearby is an excavated area suitable for a number of uses and on the other side of the entrance way is a line of recently planted trees comprising of poplar & willow. The meadow slopes westward towards a stream along which recently planted trees are growing. The far end of the land is closed off by Harris fencing to provide a pen for goats and poultry with a walkway over the stream to a UPVC goathouse, near this is a small, stocked, unlined fishpond and an Avondale 4 berth 2006 towing caravan.

There are some young trees in the field, the owner states that he has planted over 1,000 trees across the property and boundary as a whole, including poplar, willows including weeping willow and also some fruit trees, in a few years' time the appearance of the property will be much embellished and already in summertime the trees create a natural privacy screen. The stream runs northwards through the land along the boundary for part of the way with a second pond having been dug into the stream allowing for sloped access down to the water.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 9170	7024	Smallholding	1.49	0.60

Services:

No services are connected but mains water and electricity are within the vicinity.

Tenure:

The property is available freehold with vacant possession.

Wayleaves, Rights & Easements:

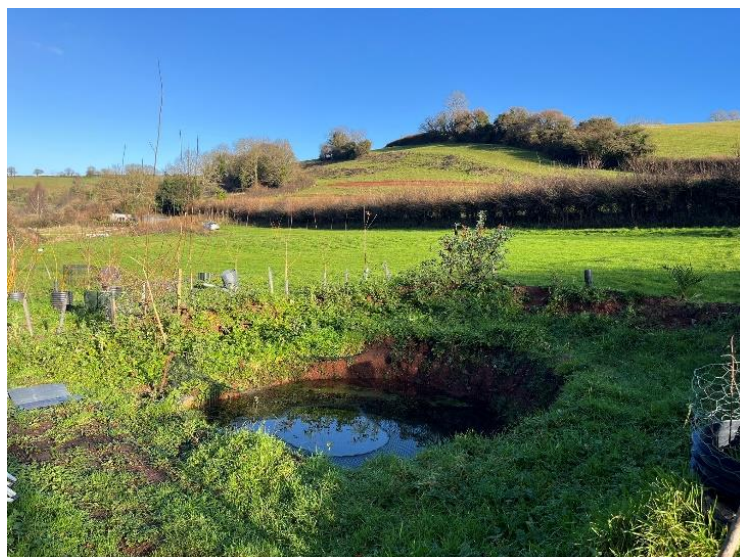
The land is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Local Authority:

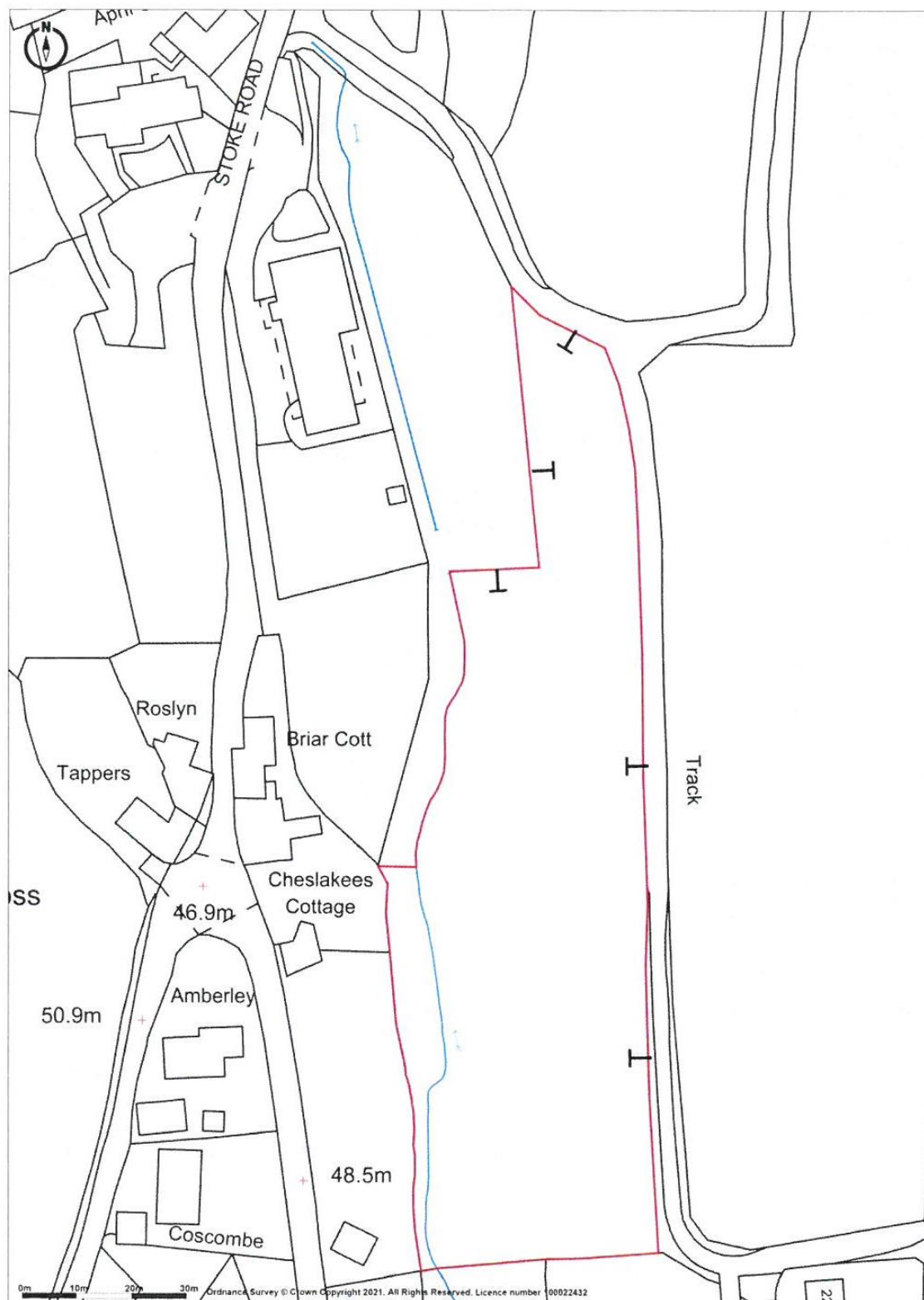
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX - Tel: 01626 361101

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 hedgerows with stock proof fencing.



Plan:



The sale plan has been taken from Land Registry & 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.

Viewings by appointment only:

Viewings are available on Wednesdays between 9:30am & 1pm and on Saturdays between 9:30am & 2pm by appointment only, which should be made at least two days prior. Contact Rendells Rural Department, Newton Abbot ref CCM/VG to arrange Tel no. 01626 353 881 Email land@rendells.co.uk

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.

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

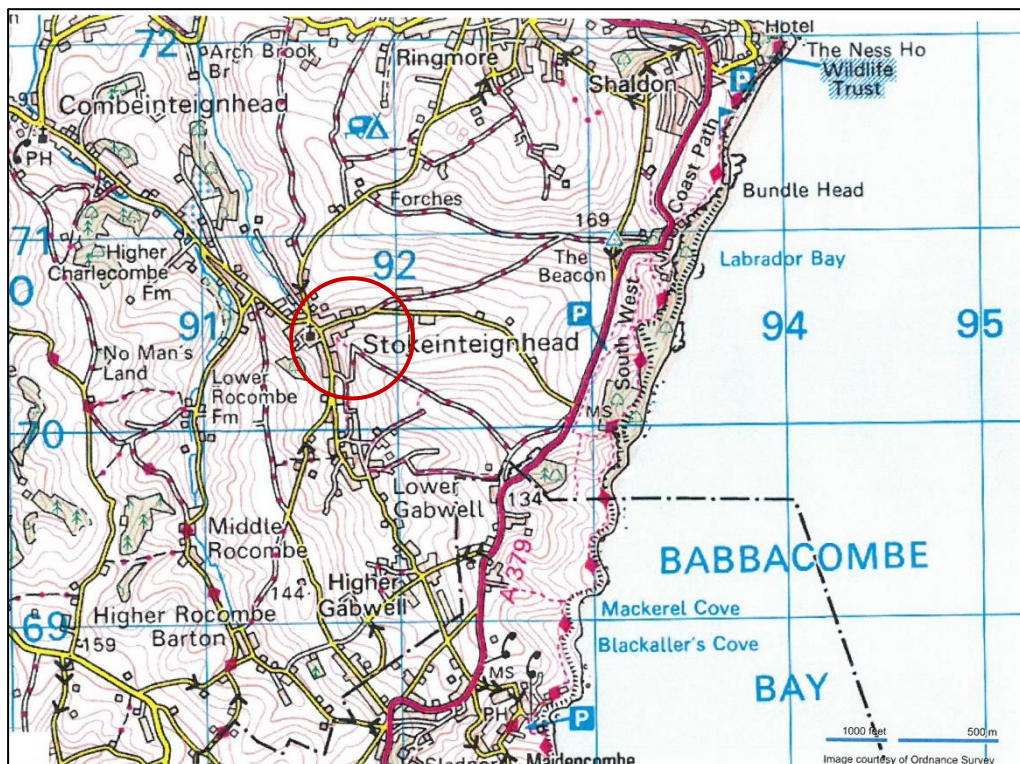
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for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

Directions: from the Penn Inn roundabout take Shaldon Road, in Coombeinteignhead turn right onto Charlecombe Hill and follow until the fork in the road, bare left onto Ivy Tree Hill which in Stokeinteignhead becomes Stoke Road, there is an unmade lane to the left just prior to the village hall and the property is up this lane on the right.

What3Words:

/// tragedy.deferring.sooner

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.

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel. 01626 353881 Email land@rendells.co.uk

www.rendells.co.uk