

Established



1816

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

DRN01216

Land & Stables at Sigford

Approximately 7.38 Acres of Land & Stables, Sigford, Bickington, TQ12 6LD



Extending to about 7.38 acres; a stable block & paddocks at Sigford with views to Haytor and Dartmoor

Guide Price £250,000 – 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

7.38 Acres of Land & Stables, Sigford, Bickington, TQ12 6LD – DN535787 & DN315130

Situation:

These perfectly positioned stables and paddocks extending to about 7 ¼ acres is situate less than a mile from the idyllic hamlet of Sigford. It is 2 miles from the neighboring village of Bickington, 7 miles from Newton Abbot, 29 miles from Plymouth and 21 miles from Exeter – the County Town of Devon.

Description:

Approached from either the Road from Bethel Cross to Bethelcombe Cross or the Road from Sigford House Cross to Bethel Cross onto a private drive, over which there is a right of access, immediately turn right and through the metal bar gateway which grants entrance to the stable area. The wooden stable block has solid flooring and sits under a corrugated roof with light panels. It comprises three stables and a tack room, along with a separate shed and a concrete pad outside. To the left of and below the stable block lie the paddocks, partially partitioned with a variety of fencing styles it could be run as one larger field or the fences reinstated to create 7 paddocks. The property as a whole has clear boundaries defined with a combination of post and rail fencing and post and wire fencing against the hedge lines. To the side of the stable block there is a natural toilet and a shepherd's hut both of which are included with the property. The property as a whole boasts spectacular views across the valley and onto Haytor. The proximity to Dartmoor also offers exceptional riding and hacking opportunities.

Schedule of Land:

DN	SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
DN5355787	SX 7874	4225	Entrance, Stable Block, Shepards Hut & Garden	0.14	0.06
DN5355787	SX 7874	3625	Paddock below the Stable Block	1.22	0.49
DN5355787	SX 7874	3517	Largest Paddock	3.05	1.23
DN5355787	SX 7874	4321	Small Paddock beside the entrance	0.18	0.07
DN315130	SX 7874	4416	Top Paddock	0.44	0.18
DN315130	SX 7874	4612	Smallest Paddock	0.08	0.03
DN315130	SX 7874	4213	Paddock	1.13	0.46
DN315130	SX 7874	3810	Farthest Paddock	1.13	0.46
Total:				7.37	2.98

Services:

There is a bore hole on the property with the option for mains water reserved by an agreement with the neighbours, the stables are wired up to a generator for electric lighting which comes included with the property.

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

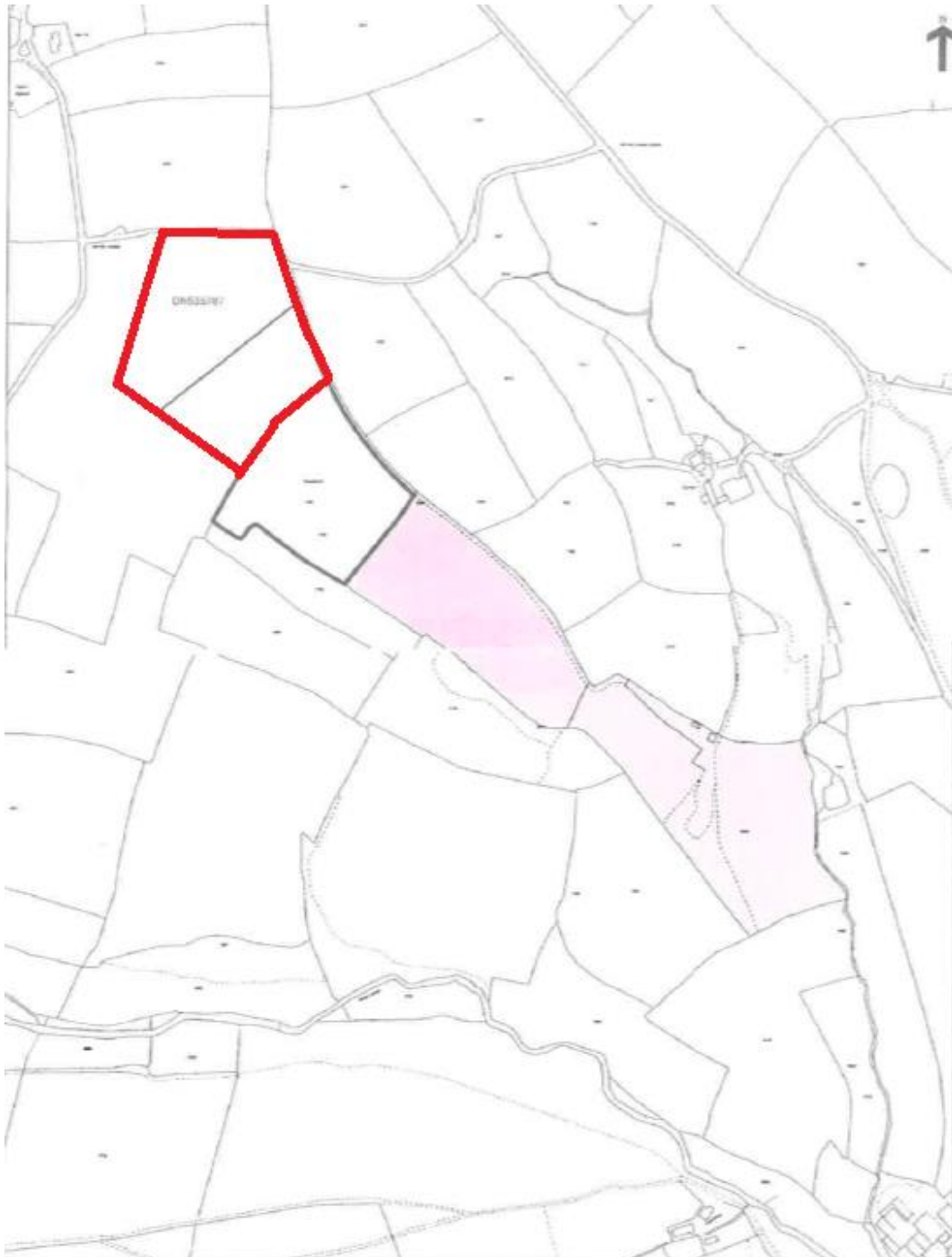
Boundaries, Roads & Fencing:

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 and post & rail fencing.

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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.

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Viewings by appointment only:

Viewings are 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.

Directions:

From Newton Abbot, head towards the A38 on the A383, take the right turning towards Liverton and the first left under the A38 towards Sigford, bare immediately right and then stay on this road for approximately 1.5 miles before turning left. The property will be on the left hand side.

What3Words:

/// punters.puzzled.microfilm

Location Plan:



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.

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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