

Established



1816

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

# Land off Higher Exeter Road

Teignmouth TQ14 9PB



**Available as a whole or two separate fenced plots, fantastic views, agricultural and amenity use with possible potential for development (stpp).**

**LOT 1 : Pasture to the east – 1.357 acres (0.55ha)**

**LOT 2 : Pasture to the north – 1.667 acres (0.67ha)**

**LOT 1 – Guide Price £75,000**

**LOT 2 – 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)



Extending to around 3.024 acres of Land off Higher Exeter Road, Teignmouth TQ14 9PB

**LOT 1: (outlined green)**

**what3words: ///points.pheasants.kite**

A gently sloping, south facing plot of beautiful fertile pasture that has been fenced and gated to provide a private and secure plot, shared access. surrounded by mature hedgerow boundaries to three sides.

	<b>SX Map Sheet</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Hectares)</b>
<b>LOT 1</b>	SX9275	5915	Pasture	1.357	0.549
			<b>Total Area</b>	<b>1.357</b>	<b>0.549</b>





**LOT 2: (outlined purple)**

**what3words: ///stoops.wants.sway**

A gently sloping, south facing plot of beautiful fertile pasture with uninterrupted and elevated views. The plot has been fenced to create a plot of land, shared access. surrounded by mature hedgerow boundaries to the west and north.

	<b>SX Map Sheet</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Hectares)</b>
<b>LOT 2</b>	SX9275	5117	Pasture	1.667	0.675
			<b>Total Area</b>	<b>1.667</b>	<b>0.675</b>



## **Extending to around 3.024 acres of Land off Higher Exeter Road, Teignmouth TQ14 9PB**

### **Services:**

Water: There is no water to the land.

Electricity: There are poles situated upon the property for a possible connection.

### **Management & Environmental**

Currently the land is not under any schemes nor any management plan.

### **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.

There is right of access granted to the owner of the neighbouring land to the east to maintain their water pipes that travel under the retained land, the shared access and the southern part of Lot1.

Lot 1 has a wayleave from the electricity poles & Airband, there is a BT manhole in the southeastern corner.

Lot 2 has a wayleave from the electricity poles.

### **Boundaries:**

Where known these are clearly shown by T marks upon the sales plan who owns and is responsible for the boundaries.

### **Tenure:**

The property is freehold with vacant possession - Land Registry Title no. ptDN188327 Land off Higher Exeter Road, Teignmouth

### **Restrictions and Covenants:**

The property shall NOT be subject to any overage or uplift.

It must be noted that Lot 1 has a 'historic' restrictive covenant to building upon the southern part of the plot (the lower 1/3<sup>rd</sup>)

The property shall be subject to a restriction of no more than one caravan per Lot only.

### **Access:**

The area hatched blue shall be retained, Lot 1 and Lot 2 shall have an unrestricted right over the area for access at all times for all purposes, there is to be no parking upon the blue hatched area. The cost of all maintenance or improvements (by mutual consent) shall be apportioned 1/3<sup>rd</sup> each Lot.

### **Local Authority:**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX  
National Grid, Feeder Road, Bristol BS2 0TB

**Viewings by appointment only.** Rendells Rural Department - Newton Abbot Office  
(01626) 353881 or email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

### **Drone Photography:**

A video can be viewed at [www.rendells.co.uk](http://www.rendells.co.uk) click on the link: [https://youtu.be/PRvdYM9\\_s8o](https://youtu.be/PRvdYM9_s8o)



## Extending to around 3.024 acres of Land off Higher Exeter Road, Teignmouth TQ14 9PB

### Plan:

The sale plan has been prepared using mapping software 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 full extent. All measurements are approximated and for guidance only.

### Directions

Driving of Teignmouth from the traffic lights continue up the B3192 signposted to Exeter. After 1.25 miles turn left onto Higher Exeter Road signed 'private road'. The land is 800yards on the right.

**what3words: ///winters.leathers.vouch**

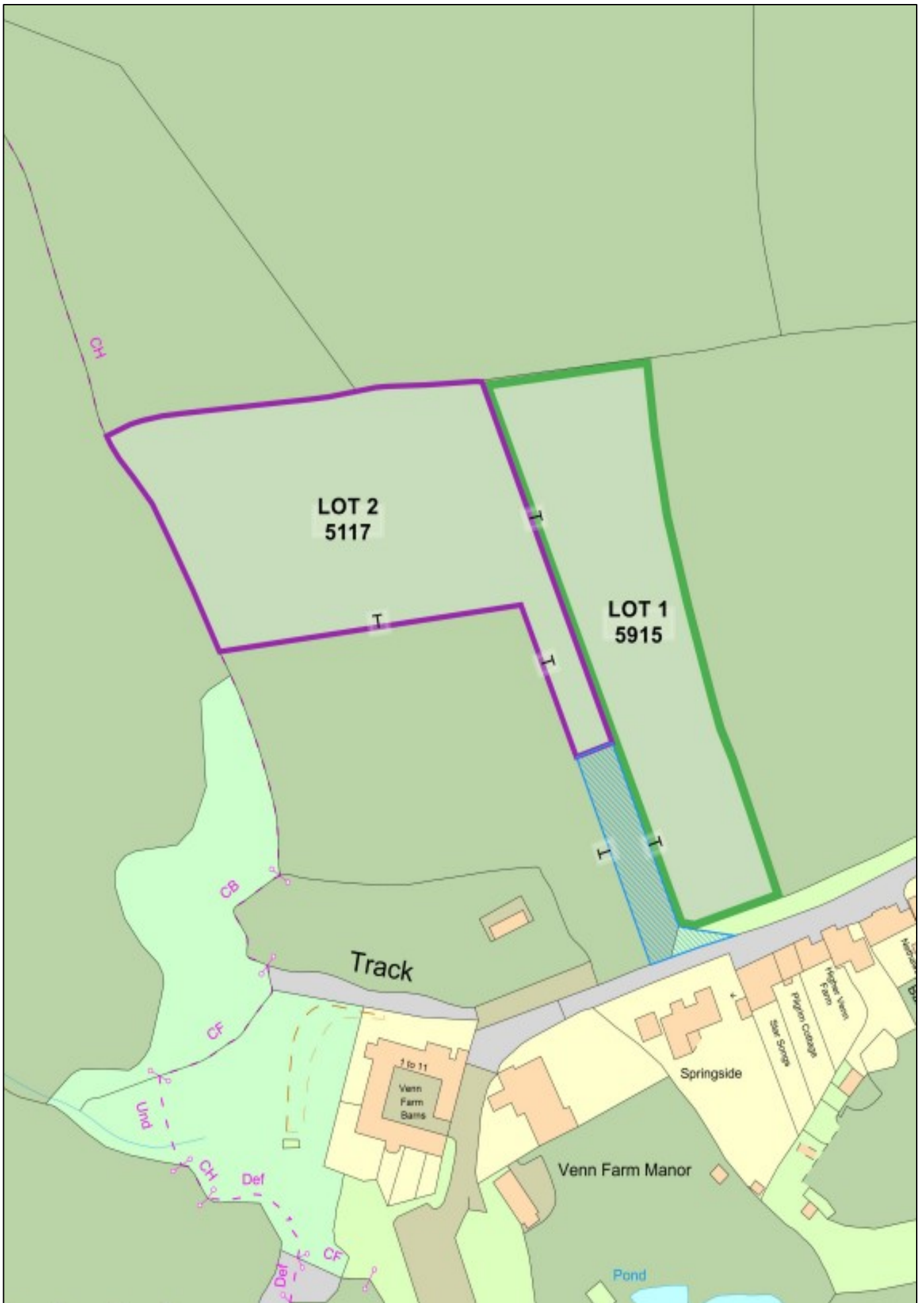
### Health & Safety:

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.





Extending to around 3.024 acres of Land off Higher Exeter Road, Teignmouth TQ14 9PB  
Sales Plan: (for illustration only)





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## Extending to around 3.024 acres of Land off Higher Exeter Road, Teignmouth TQ14 9PB

### 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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