

Established



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

DRN01258

Land & Stables

Bracken Hill, Haytor Road, Bovey Tracey TQ13 9LL



**Extending to about 2.92 acres; a stable block & paddocks off Haytor Road,
Bovey Tracey with planning permission for further stabling**

Offer in Excess £145,000

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

Land & Stables, Bracken Hill, Haytor Road, Bovey Tracey TQ13 9LL DN544200

Situation:

These perfectly positioned stables and land are situated a mile and a half from the town of Bovey Tracey just off Haytor Road with direct access onto the Bridleway leading to Reddaford Water, Yarner Wood & Trendelbere Down Common. It is 3 ½ miles from the A38 Drumbridges and 15 miles from Exeter – the County Town of Devon.

Description:

Located within Dartmoor National Park Bracken Hill Stables is located just off Haytor Road with a shared private lane and bridlepath to enter onto just under 3 acres of level pasture with stoned driveway and parking area with a concrete yard area, timber stable block with tack room and hay store and further permission to extend with an additional mirroring stable block and fodder store, planning reference 0378/23.

The land has been well fenced to create a track grazing system and winter turnout pastures which further utilize the tree cover for shade and protection.

With exceptional riding & hacking access by horse over the adjoining bridlepath that leads out towards Reddaford Water onto Dartmoor and further bridlepaths towards Lustleigh without using the public highways providing safe and accessible riding all year round. Drone footage can be viewed at <https://vimeo.com/1083807676/e11fb8db41?share=copy>

Schedule of Land:

LR Title	SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
DN544200	SX 7897	2861	Stables, Driveway & Parking, Paddocks	2.92	1.18
			Total	2.92	1.18

Services:

Mains water supplies the property with a meter and stop cock at the gateway entrance.

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:

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot TQ 13 9JQ

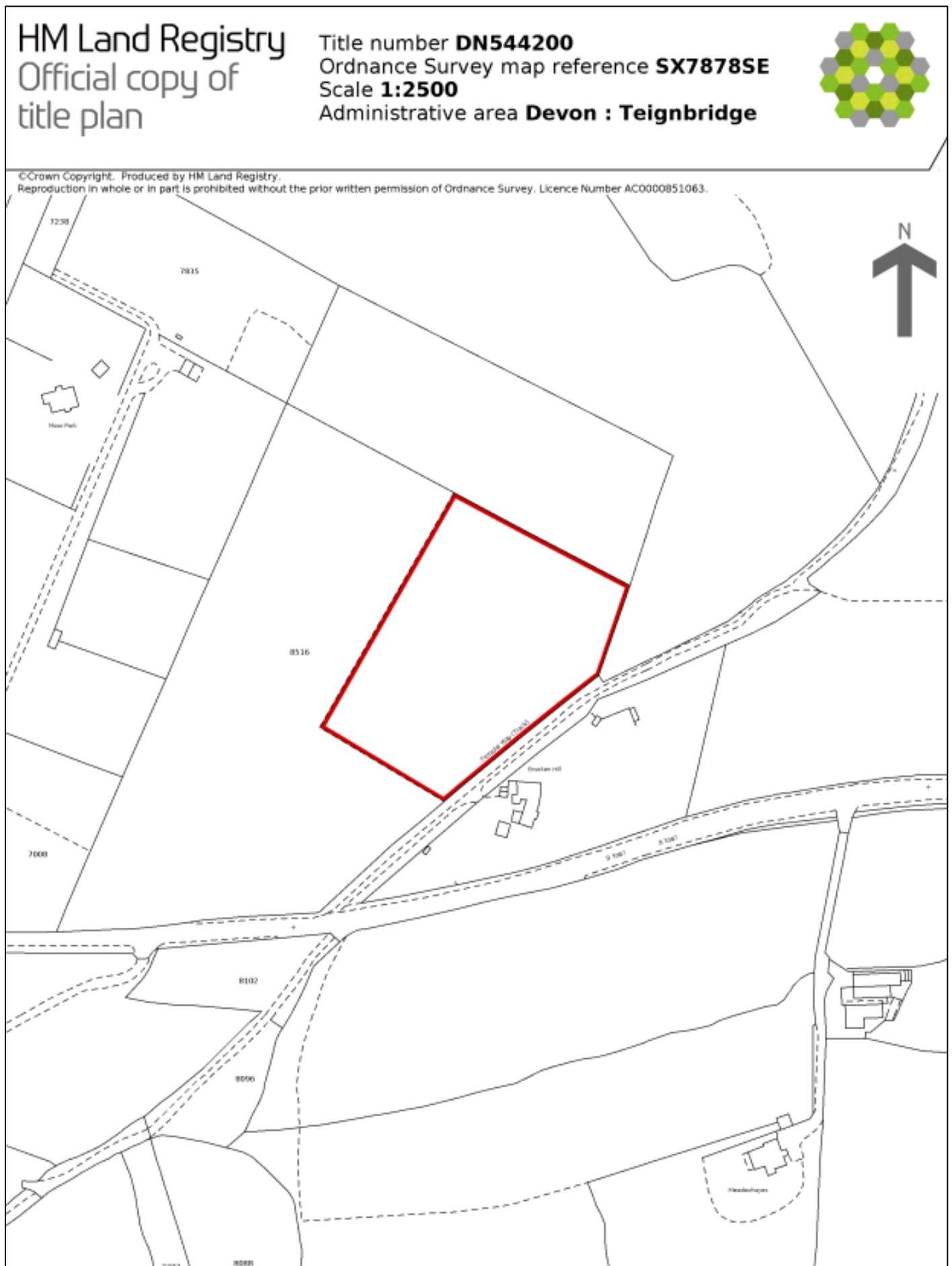
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX

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 stock proof fencing and post & rail fencing.



Plan:



The sale plan has been taken from Land Registry & Promap and is for identification purposes only, all purchasers are advised to make a thorough inspection of the property to be aware of its extent.





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 JJB 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.

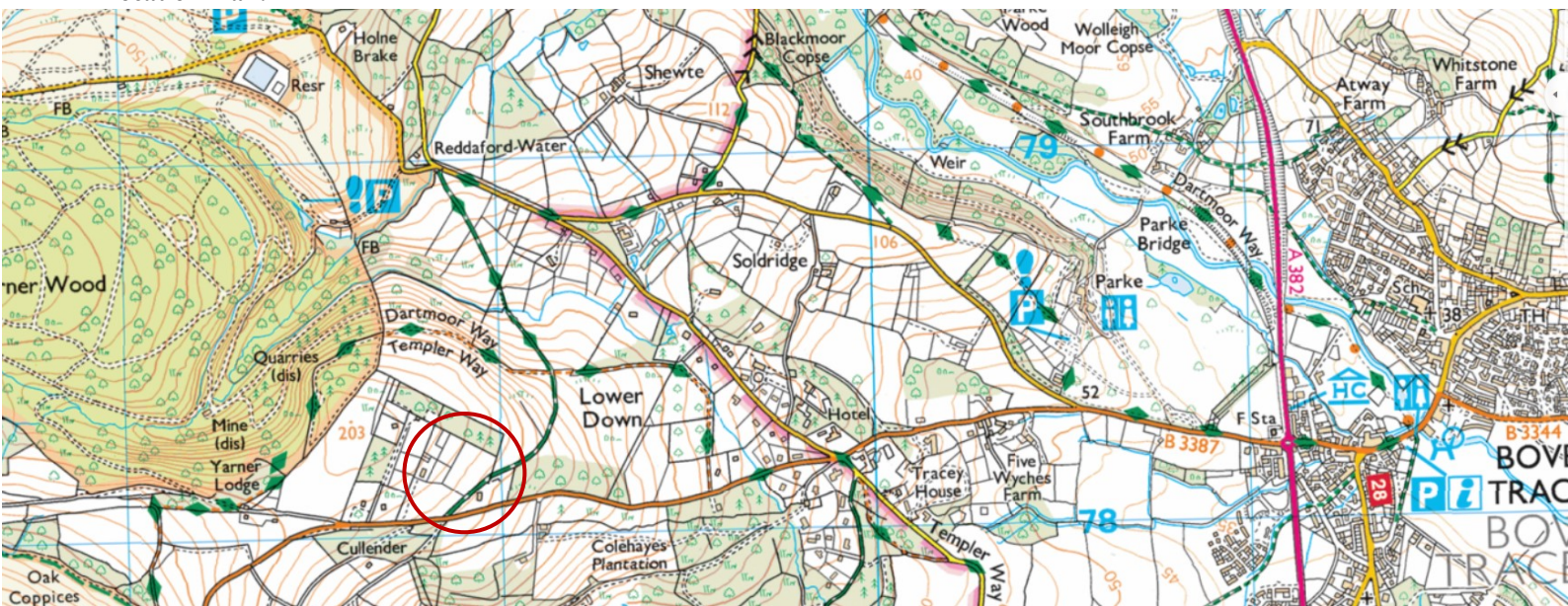
Directions:

From Newton Abbot, head towards the A38 and the Drumbridges interchange, continue over the traffic lights towards Bovey Tracey and Heathfield. Continue along the straight and at the second roundabout opposite the fire station turn left towards Haytor. Continue along the B3387 and turn left signposted Haytor continue for around 1 mile and the lane entrance is on your right just past Bracken Hill opposite Furzeacre & Ullacombe Cottage entrance. Continue up the stoned track and the gateway to the property is on your left.

What3Words:

///march.shirtless.belonging

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.