

**On the instructions of Mr D W & Mrs P L French**

**STOKEINTEIGNHEAD**

**4 miles Newton Abbot, 1.8 miles Shaldon and  
6 miles Torquay**

**20 acres of Arable land**

**For sale as a whole or in 3 Lots of  
6.05 acres  
7.22 acres  
6.73 acres**

**FOR SALE BY AUCTION ON  
WEDNESDAY 18<sup>TH</sup> JUNE 2025 AT 12 NOON  
IN THE VILLAGE HALL  
STOKEINTEIGNHEAD  
NEWTON ABBOT.**

Auctioneers:

**Rendells**

13 Market Street

Newton Abbot

South Devon

TQ12 2RL

Ref: CCM

Telephone: 01626 353881

Email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

Solicitors:

**Wollens Solicitors**

At Harbourside

67 The Terrace

Torquay

South Devon

TQ1 1DP

Telephone No.01803 213251

## **General Remarks**

### **Foreword**

The 20 acres of land is situate to the south west of the centre of the village of Stokeinteignhead which is located South of the Teign Estuary and East of the sea near Maidencombe between the towns of Shaldon, Torquay and Newton Abbot in an area of hills and valleys within its own micro climate which once supported small stock farms, dairy farms and a number of market gardens. The land was sown to a grass ley over the winter of 2024/2025. The western part of the land is gently sloping the gradient increasing towards the East on Lot 3 which is reached from the Gabwell Cross road just South of the village and running up to Ridge Road. Lots 1 and 2 are approached from Newton Abbot to the North via Ridge Road which runs South with the entrance to the land veering to the left higher up the lane.

### **Tenure**

The property is freehold offered with vacant possession on completion on Friday 20<sup>th</sup> July 2025.

### **Title**

The land is registered on two titles, Lots 1 and 2 are DN84702 and Lot 3 is part of DN516080.

### **Boundary Ownership**

The boundary ownership is marked with a 'T' where known.

**Note:** The purchaser of Lot 2 will be responsible for constructing and maintaining thereafter a fence of creosoted posts, galvanised iron netting and two strands of barbed wire within six months of completion between A to B as identified on the sale plan.

### **Services**

No water is connected but there is a mains water pipe under the road near Gabwell Cross by Lot 3. Lots 1 and 2 will be granted a right to lay a water pipe from the main supply under Lot 1 subject to making good any damage caused by the work.

### **Utilities**

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR

### **Local Authority**

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

### **Planning Authority**

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

### **Access**

Lot 2 will be granted the right to cross over Lot 1 over a maximum of a 10ft width from the foot of the hedge between A and C, in addition that Lot will have the right to lay a **stone** track to a maximum of 10ft from the hedge.

### **Right of Way**

The land North of Lot 1 has a right of access between the points C and D as marked on the sale plan.

### **Directions Lots 1 and 2**

Go to Combeinteignhead, turn right in the village for Shaldon, go up Ivy Tree Hill and before the road drops down into Stokeinteignhead turn right then left into Ridge Road. Either park the vehicle and walk up or drive up in a robust four wheel drive vehicle.

### **Lot 3**

Continue into Stokeinteignhead and take the Maidencombe road, bear right at Gabwell Cross, go up the road and the hard access to the field will be seen on the right.

### **Viewing**

At any time in the hours of daylight with the particulars to hand.

Please inform Rendells on 01626 353881 before viewing.

### **Sale**

The auctioneers and the owners reserve the right to offer the land for sale as a whole, in lots a combination of lots, to withdraw from sale or to sell by private treaty before the auction.

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### **Lot 1**

6.05 acres of arable land recently seeded to a grass ley approached from Newton Hill and then Ridge Road. The lane connecting the field to Ridge Road extends to about 0.13 acres.

### **Lot 2**

7.22 acres of arable land recently seeded to a grass ley approached from Ridge Road and over Lot 1.

### **Lot 3**

6.73 acres of arable land recently seeded to a grass ley with access from a public road leading from Gabwell cross just south of Stokeinteignhead.

### **Identification, Bidding and Payment**

Any person wishing to bid must provide proof of identity by presentation of a current driving licence or passport and a recent utility bill at least 24 hours before the auction and in addition complete the Identification form and the Political Contact form.

Bidding can be done in person or by representation subject to having written permission or by telephone so long as the auctioneers are contacted 24 hours before the date of the auction.

Payment of the deposit may be made by cheque, debit card or BACS payment.

A Bidding form is attached.

The map illustrates the proposed development site, divided into three lots. Lot 1, located at the top, is 6.05 acres (2.45 ha) and is bounded by points C and D. Lot 2, at the bottom left, is 7.22 acres (2.92 ha) and is bounded by points A and B. Lot 3, at the bottom right, is 6.73 acres (2.72 ha) and is bounded by points B and Y. The map shows the site's proximity to Garwell Cross and various local landmarks, including churches and schools. A north arrow is located in the top left corner, and a scale bar is in the bottom left corner.

Please complete this registration form and hand to the auctioneer  
or a member of Rendells' staff before the auction

<b>20 Acres of Arable Land at Stokeinteignhead Newton Abbot South Devon</b>	
Full Name(s):	
Correspondence Address:	
Post Code:	
Work/Home Tel:	Mobile:
Email Address:	
Solicitor	
Company:	Attention:
Address:	
Post Code:	
DX (if known):	Tel:
Email:	

31.05.2025