

Established



1816

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

Land & Building

Meadow Farm, Higher Rocombe, Newton Abbot, South Devon TQ1 4TD



A smallholding extending to around 7.79 acres (3.15ha) of gently sloping to level pasture, well fenced with central tracks, water and field shelters enclosed within mature hedges with a range of barns with some services. Opportunity for development and change of uses subject to the necessary planning permissions.

Offers in the Region of £240,000

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

Meadow Farm, Higher Rocombe, Newton Abbot TQ1 4TD – DN189203 & DN75195

Meadow Farm is situated between the village of Dacombe to the south west and Lower Gabwell to the north. The property is accessed from an unnamed road leading off Newton Hill Road, the Penn Inn Interchange of the A380 being only 3 miles away. Newton Abbot is within 4 miles with its good range of shops, schools, leisure facilities and hospital at hand. The mainline railway station at Newton Abbot brings London within 3 hours travelling. The land lies within a well-known equestrian & farming area, with good hacking opportunities and fertile soils.

Description:

The smallholding extends to around 7.79 acres of grassland pasture nestled within the valley of Higher Rocombe that mostly faces south. The land is divided into six paddocks with a central stoned track, each field has mains water troughs, and there are a number of field shelters. The land is clearly defined with a mature hedgerow boundary to most sides. At the entrance to the north off the shared private track there are three adjoining agricultural barns that total approx. 410m² constructed of timber, concrete block and steel, all under a corrugated cement fibre or galvaprime roofing with light sheets. The buildings are mostly concrete floor and there is a work unit that consists of an office, staff room, kitchenette, WC and shower that is ancillary to the farm, while there is a separate WC in barn 2.

The access directly from the road onto the private track through the farm gateway to the front of the barn along the western hedgerow allows vehicles onto the pasture land. There is a yard area to the front of the barn and to the rear in the courtyard where the farm office and workstation is located.

Drone Video: <https://youtu.be/hFghKtE4vEk>

Schedule:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Ha)
SX9168	3862	Building with yard	0.34	0.14
SX9168	3856	Grass paddock with shelter	0.49	0.20
SX9168	3450	Grass paddock with shelter & central track	1.44	0.58
SX9168	4150	Grass paddock	0.78	0.31
SX9168	3846	Grass paddock	0.64	0.26
SX9168	3538	Grass paddock	2.57	1.04
SX9168	2842	Grass paddock with shelter	1.53	0.62
TOTAL			7.79	3.15





Meadow Farm, Higher Rocombe, Newton Abbot TQ1 4TD – DN189203 & DN75195

Access:

Access directly off the public highway known as Newton Hill Road onto a private shared track for all uses at all times.

Local Authority:

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

Services:

Water Supply: There is a sub metered mains water supply throughout the property servicing each field and building with a water trough.

Electricity: there is no electrical supply to the property as this is through a generator. Electricity poles are close by and could be connected by agreement.

Foul: there is a septic tank upon the property.

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. Where it is known boundary ownership shall be marked by a 'T' on the sales plan.

Wayleaves, Rights & Easements:

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

Planning & Development:

The property is free from any restrictions for building or development. There is no overage or uplift clause. The property has potential for the opportunity for development into residential conversion subject to the necessary planning permissions. Any potential purchaser must make their own assumptions and enquiries.

Environmental Stewardship:

The property is not subject to any environmental land management agreements. The property is registered with the RPA & DEFRA and has its own holding number as a registered farm.

Tenure:

The property is available freehold with vacant possession. Land Registry Title DN189203 & DN75195

Viewing:

Viewings by appointment only. Rendells Rural Department - Newton Abbot Office
(01626) 353881 or 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.

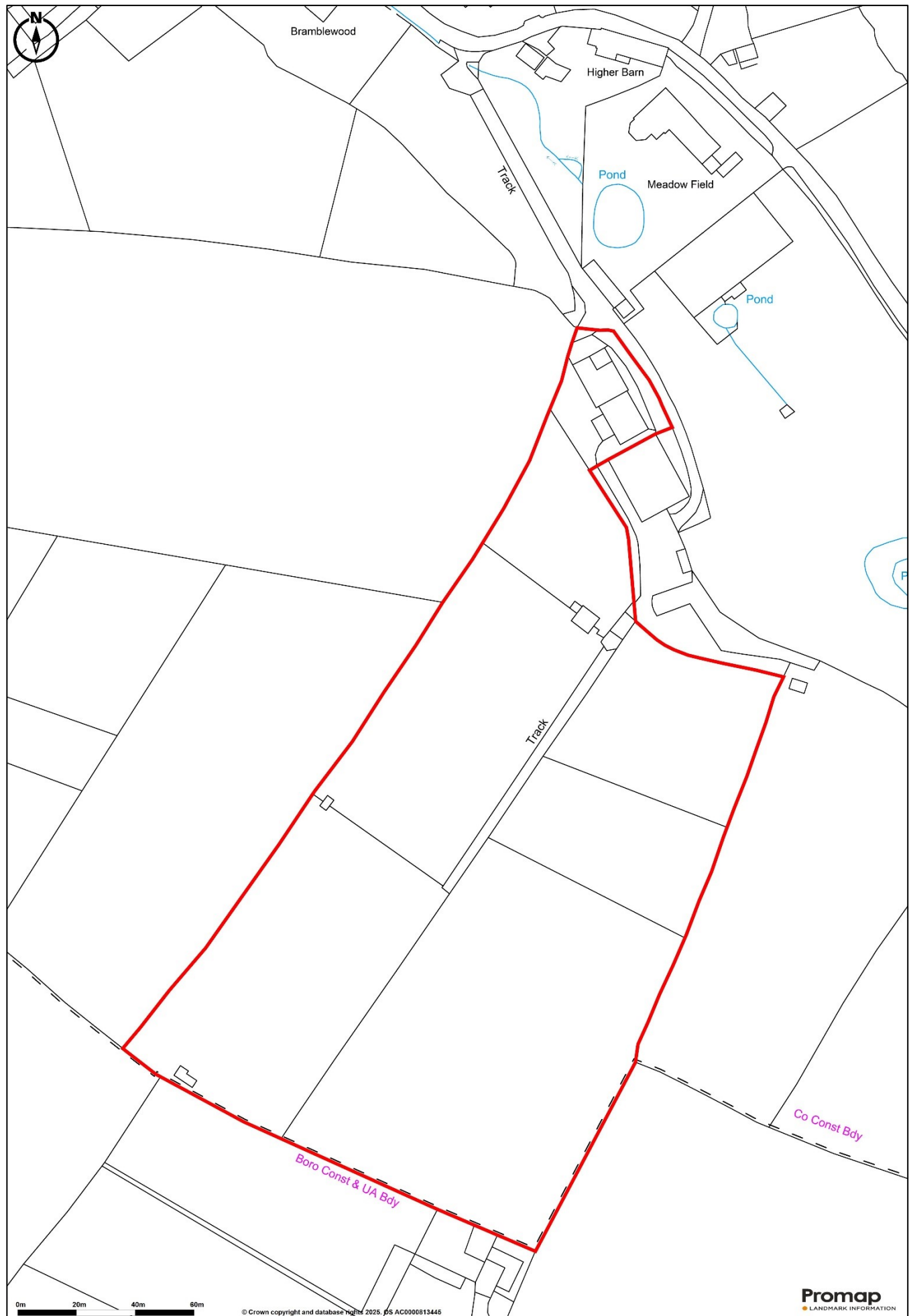
Plan:

The sale plan 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.

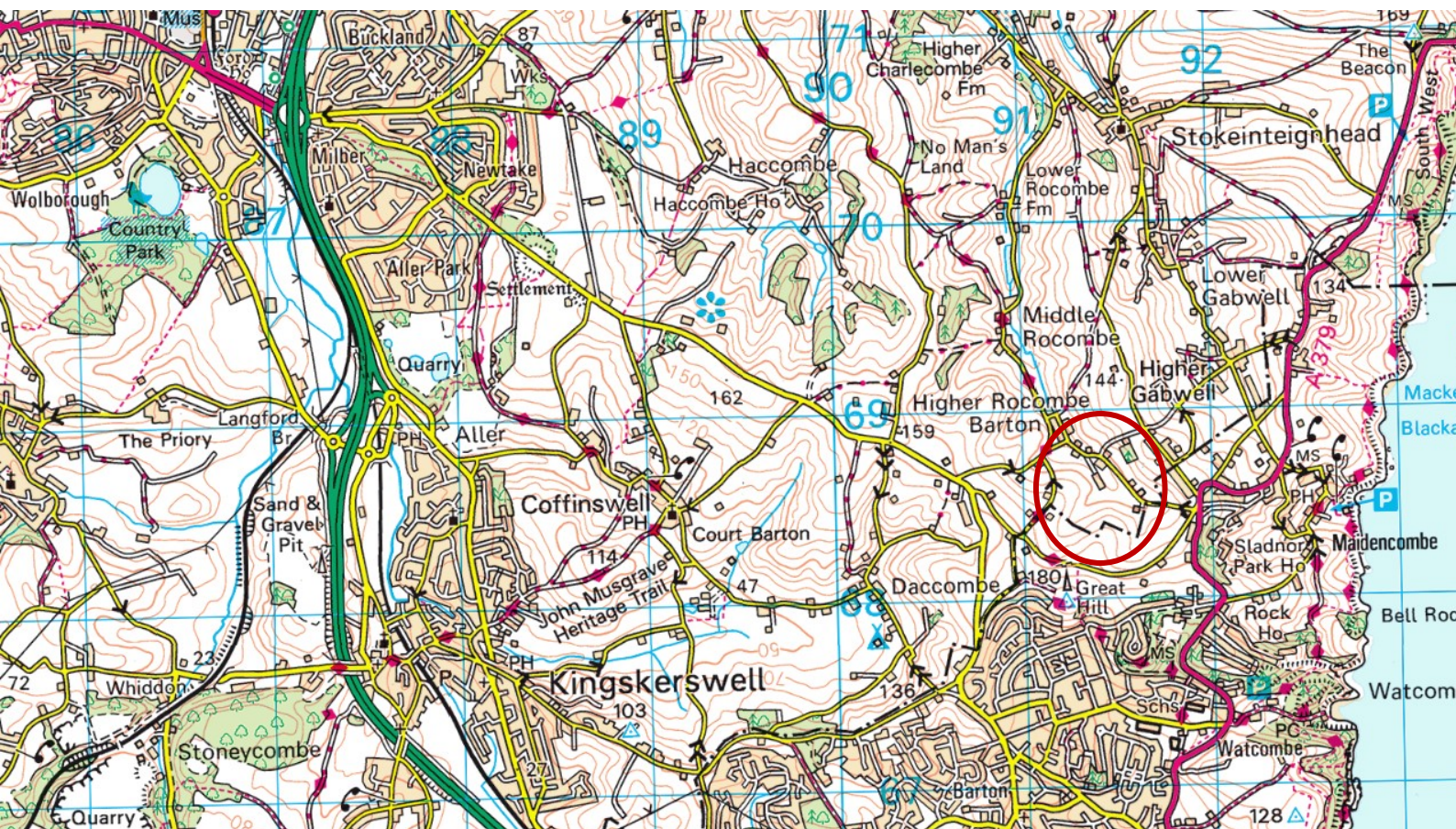
Directions:

From Penn Inn roundabout in Newton Abbot take the 1st exit onto Shaldon Road, then turning immediately right onto St Marychurch Road. In 2.5 miles turn left onto Newton Hill Road, continue down the hill for around 0.3 miles keep to the right of Newton Hill Road then turn right, continue for 0.1 miles and turn right onto the hardened track the property entrance is at the end of the track. **What3Words:** [///finestplantingthrusters](https://www.what3words.com/finestplantingthrusters)

Sales Plan:



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

