

Established



1816

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

DRN01304

Land & Stables

Star Place Stables, Whiddon Road, Abbotskerswell TQ12 6DF



Extending to about 2.01 acres; with stable block, concrete yard, 50'x70' sand school, secure steel framed building, hay store, mains electric & mains water.

Offer in Excess £185,000

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

Star Place Stables, Whiddon Road, Abbotskerswell TQ12 6DF – DN382901

Situation:

These perfectly positioned stables and land are situated approximately 3 miles from the town of Newton Abbot & just over 1 mile from the local village of Abbotskerswell with direct access onto the A381 with Denbury 1.7 miles and Ipplepen 1.3 miles to the west.

Description:

Located just off Whiddon Road at Two Mile Oak, Star Place Stables is an excellent equestrian property extending to just over 2 acres to include a sand school measuring 50' x 70', gently sloping and free draining pasture. With direct road access onto a stoned driveway and parking area with further room for dung store leading onto a fenced concrete yard with separate hay store (2.2m x 3.05m) and a substantial steel framed workshop (4.97m x 9.53m) and two stables (each measuring 3.65m x 3.7m). The property has the benefit of mains electric to all buildings and mains water throughout.

The land has secure boundaries that are mature consisting of Devon banks with tress to provide a secluded and private property. The land being gently sloping and free draining means that there is good spring, summer and autumn turnout with the additional sand school that allows all year round turnout for at least two horses. With good road access and nearby bridle ways in and around Abbotskerswell.

Schedule of Land:

LR Title	SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
DN382901	SX 8468	7106	Stables, Buildings, Menage, Yard & Pasture.	2.01	0.81
Total				2.01	0.81

Services:

Water – Sub-metered mains supply with meter to the rear of the stables.

Electricity – Mains supply with meter on the side of the stables and fuse board within.

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 outgoing, whether mentioned in the sales particulars or not.

Local Authority:

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 Devon banks and mature trees.



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. 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 Totnes on the A381. At the crossroads by The Two Mile Oak Inn & the Two Mile Oak Garage turn left onto Whiddon Road, the property is then on the left.

What3Words:

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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.