



Barton Hill Land



Newton Abbot 4 miles, Exeter 19 miles,
Totnes 10 miles

Land measuring approx 3.7 acres of gently sloping pasture currently used for equestrian with a stable block including a tack room, hay barn and store.

- Approx 3.7 Acres of Equestrian Land
- Wonderful Countryside Views
- Road Access with Parking Area
- Stable Block with Tack Room & Hay Barn
- Metered Water Supply
- Freehold

Guide Price £190,000



SITUATION

The land is situated about 1.5 miles East of Newton Abbot's Penn Inn roundabout and lies within a highly sought after area to the South of the Teign Estuary. Land in the surrounding area is in demand, being used for many amenity and leisure uses as well as keeping horses and other livestock.

Local villages and towns include Combeinteignhead, Stokeinteignhead, Torquay and Newton Abbot where amenities and services typical of smaller settlements and of a larger regional hub are available.

DESCRIPTION

The land comprises of approximately 3.7 Acres of pasture gently sloping in parts and mostly fenced. Currently separated into 4/5 smaller paddocks for horses with a metered water supply. A large gravelled area allows parking for several vehicles with access to the stables. The stable block comprises of six stables however, currently used as three stables a tack room, hay barn and store.

ACCESS

The land is reached directly from the public highway.

SERVICES

Metered water supply.

ENVIRONMENTAL SCHEMES

There are no active environmental scheme agreements on the land

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

What3Words
Dance.Overpaid.Ballooned.

From our office in Torquay follow A379 to Belgrave Rd continue on Belgrave Rd and take St Michael's Rd to Barton Rd for about 1.5 miles, drive from Barton Hill Rd and continue onto Great Hill Rd towards St Marychurch Rd where the land can be found on your left hand side almost opposite Ridge Road.

WARNING

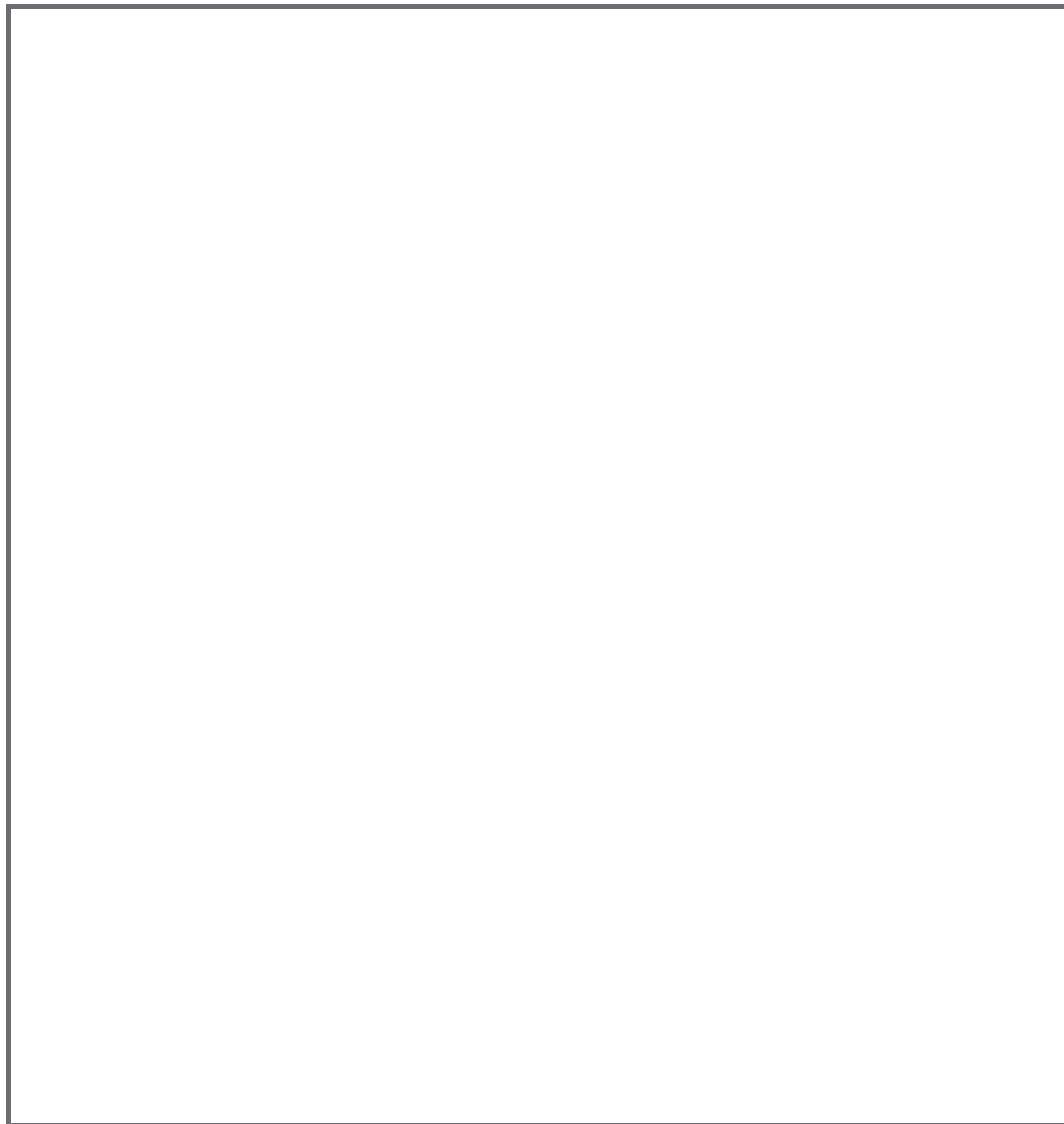
Farms and land can be dangerous places. Please take care when viewing the property

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.



Barton Hill Land, St. Marychurch Road, Coffinswell, Newton Abbot, TQ12 4SE



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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