



Luscombe Maye  
Since 1873



Church Park Road, NEWTON FERRERS, South Devon  
Guide Price £500,000

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Luscombe Maye is delighted to bring to the market a rare opportunity to acquire this three bedroom detached home located in the heart of the popular coastal village of Newton Ferrers. The property has enormous potential for re-configuration, extension and modernisation to create a beautiful home, set within generous, south facing, terraced gardens and enjoying glorious 180° Yealm estuary views.

**MATERIAL INFORMATION** To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/9wPDWpDPbHTmmitRZTSm8r/view>) . Alternatively, you can contact our team for this information. No EPC available due to the extensive modernisation required.

**Method of Sale** The property is offered for sale by Traditional Online Auction (unless sold prior). The auction deadline of Friday 27th February 2026 at 12 noon and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price. The period from exchange to completion is 20 business days. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. Please visit the Luscombe Maye website and click 'All properties' and then 'Auction Properties'.

**AUCTION LEGAL PACK** This is available to download free of charge to those who have registered, from our auction partner's website. It is the purchaser's responsibility to make all necessary enquiries prior to the auction and we recommend purchaser's instruct a solicitor to assist.

**AGENTS NOTES** 10 Church Park Road and its plot are in need of renovation. No persons under the age of 18 permitted on the site.

**VIEWINGS** Strictly by appointment with Luscombe Maye, Newton Ferrers Office. 01752872417



Cranwell, 10 Church Park Road, Newton Ferrers, PL8 1AZ

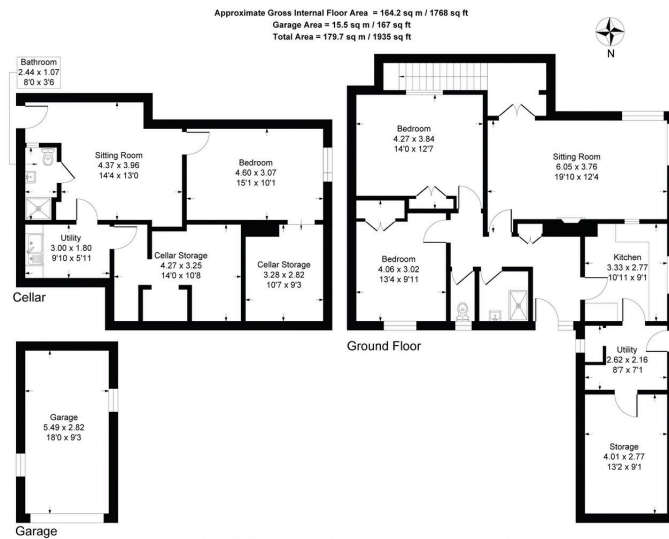
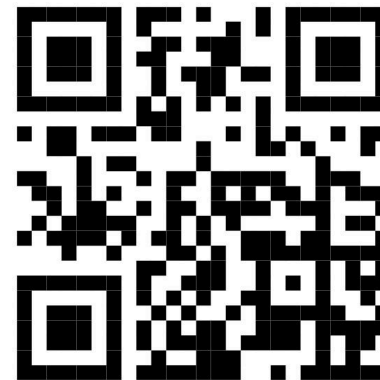


Illustration for identification purposes only, measurements are approximate, not to scale.

- Prime development opportunity in a sought-after location
- Commanding estuary views
- Walking distance from a wide range of village amenities
- Detached property
- Off-road parking and garage
- Terraced gardens
- Sale by online auction
- No Chain
- Council tax band: E
- Tenure: Freehold



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Use the QR code for further "Material Information" about this home

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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