

Established



1816

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

DRN01428

White Gate Stables

Glazebrook, South Brent, TQ10 9YS



Extending to about 4.13 acres of Stables, Paddocks, Manège, Yard & Parking.

Offers in Excess of £185,000 – Subject to Contract

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

**White Gate Stables - 4.13 acres of Stables, Paddocks, Manège, Yard & Parking at Glazebrook, South Brent, TQ10 9YS
– DN329045**

Situation:

The land is conveniently situated a short distance from the traditional village of South Brent on the southern fringes of Dartmoor.

The land benefits from easy access onto the nearby A38 Devon Expressway linking Plymouth, Exeter and beyond. The land is approximately 1 ½ miles northeast of the village of Wrangaton, approximately 5 miles northeast of the town of Ivybridge and approximately 6 miles southwest of the town of Buckfastleigh.

Description:

(As identified edged red on the attached plan)

The stable block consists of four 12' x 12' loose boxes, an approx. 18' x 12' tack room and a 20' x 12' under cover hay/straw store. To the front of the stable block is a concrete apron of approximately 7' with a 6' overhang covering the majority. The stable block has a hardcore yard to the front and side which offers access to the fields/former manège and further parking for lorries and trailers and storage of bales etc. The property benefits from a former manège with a sand surface still in place that has simply become overgrown and slightly depleted, which can be reinstated – the manège was built for practicing showjumping and so was originally created with sea sand, there is a full drainage system beneath and can be used year round.

The land comprises of four pasture paddocks comprising of 3.56 acres (1.44 hectares) fenced internally with post and rail with external boundaries consisting of thick mature hedges. The paddocks are of useful size to accommodate for schooling and jumping or simply for restricted grazing/rotational grazing. The location of the land provides great hacking opportunities along with being a short distance from the moor.

The pasture field is undulating, gently sloping to the southeast and free draining.

The land offers potential for current equestrian use as well as agricultural, recreational and amenity use, subject to any necessary consents and permissions being obtained.

Schedule of Land:

SX Map Sheet	OS No	Description	Size (Acres)	Size (Hectares)
SX6959	OS3721	Stables, Yard & Land	4.13	1.67
Total:			4.13	1.67

Services:

Water

The land benefits from a mains water supply.

Electric

There is currently no mains electricity supply to the land but there is a generator that provides electricity for lighting when required. (The generator is included in the sale but at the purchaser's risk).

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. There is an electric pole on the land, but no rent is received from it.

Local Authority:

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE- Tel: 01803 861234
Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ – Tel: 01626 832093

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 fencing and mature hedgerows.

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Plan:



The sale plan has been taken from Promap and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

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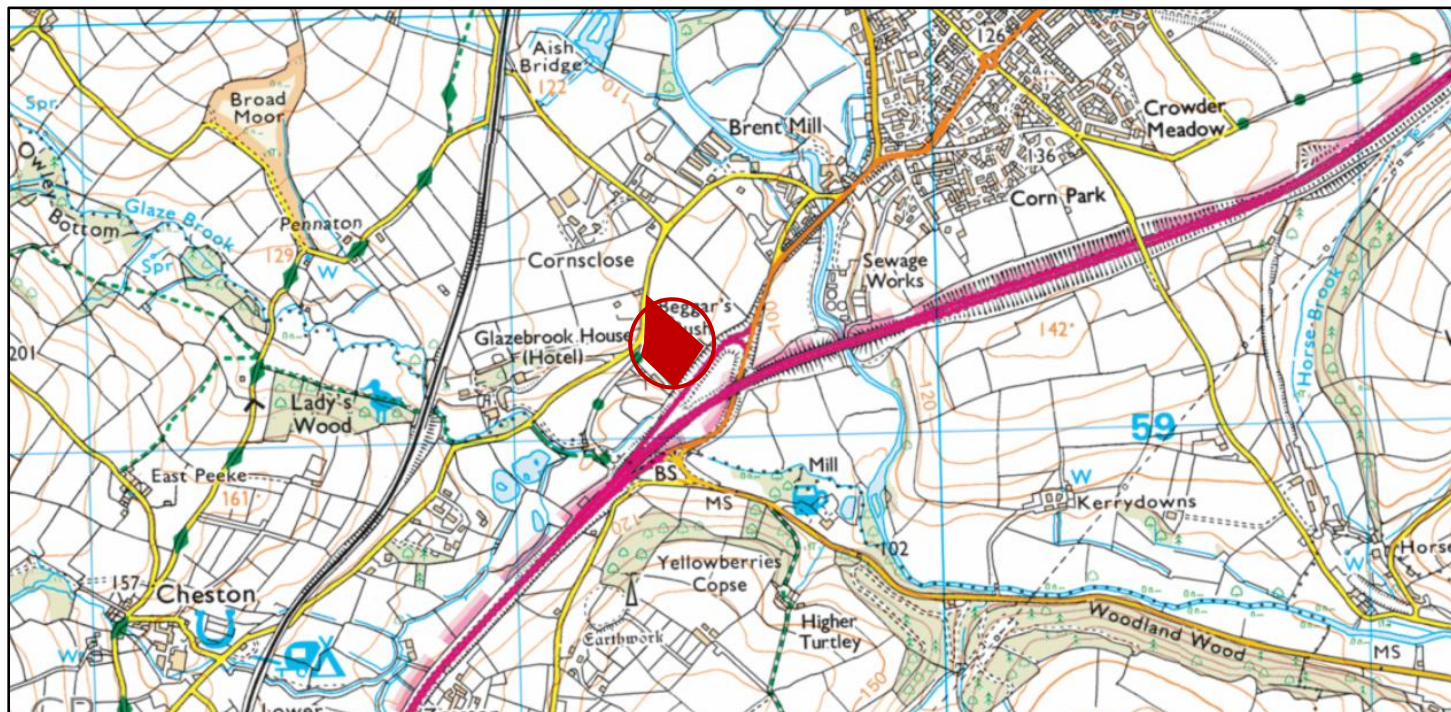
Viewings by appointment only:

Viewings are available by appointment only. Contact Rendells Rural Department, Newton Abbot ref VG to arrange
Tel no. 01626 353 881 Email land@rendells.co.uk

What3Words:

///ambushes.routine.tins

Location Plan:



Directions:

From the A38 Devon Expressway heading from Plymouth towards Exeter take the South Brent turn off and enter onto the B3372, take the first left onto New Orchard Road follow the road for approximately ½ a mile and the gateway to the stables will be on your left.



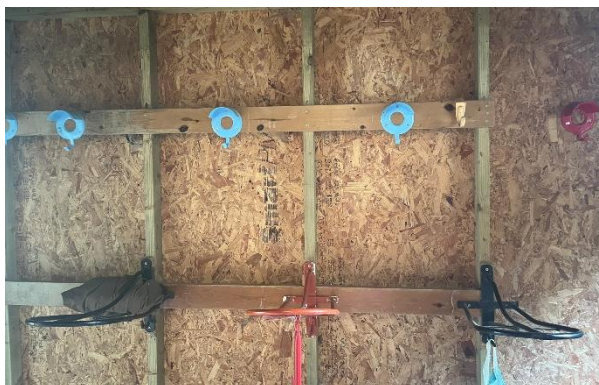
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Health & Safety:

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.

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.

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