

Established



1816

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

DRN01429

Land & Stables

Between Ridge Road & Gulmswell, Combeinteignhead, TQ12 4QL



Extending to about – 3.97 acres of Stables, Paddocks & Parking.

Offers in Excess of £100,000 – 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

**Land & Stables – 3.97 acres of Stables, Paddocks & Parking between Ridge Road & Gulmswell, Combeinteignhead,
TQ12 4QL – DN146299**

Situation:

The land is situated a short distance from the traditional village of Combeinteignhead with far reaching views over both the Teign Estuary and the Sea.

The land is a short drive to the nearby A380 Devon Expressway linking Torquay, Exeter and beyond. The land is less than a mile southeast of the village of Combeinteignhead, approximately 2 miles southwest of the seaside town of Shaldon and approximately 5 miles east of the town of Newton Abbot.

Description:

(As identified edged red on the attached plan)

At the entrance gate is a hard standing parking area, a second gate then enters the first paddock. The paddocks all slope downwards and at the bottom of the hill is the wooden stable block which consists of four 12' x 12' loose boxes and an approx. 5'5 x 12' tack room. To the front of the stable block is a concrete yard which offers access to the paddocks and a lorry body for additional storage

The land comprises three pasture paddocks fenced internally with post and wire/electric fencing (please note the electric fencing and related apparatus & equipment is not included in the sale) with external boundaries consisting of either secure stock fencing or hedges/trees. The paddocks are of useful size to accommodate for schooling or simply for restricted grazing/rotational grazing. The location of the land provides great hacking opportunities along with riding out opportunities in all directions. Vehicles can get onto the property thus the parkin area but for ease viewings are taking place on foot.

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:

Land Registry	Grid Ref	Description	Size (Acres)	Size (Hectares)
DN146299	SX90427074	Stables, Yard & Land	3.97	1.61
Total:			3.97	1.61

Services:

Water

The land benefits from a mains water supply.

Electric

There is no mains electricity supply to the land.

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, Devon, TQ12 4XX- Tel: 01626 361101

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 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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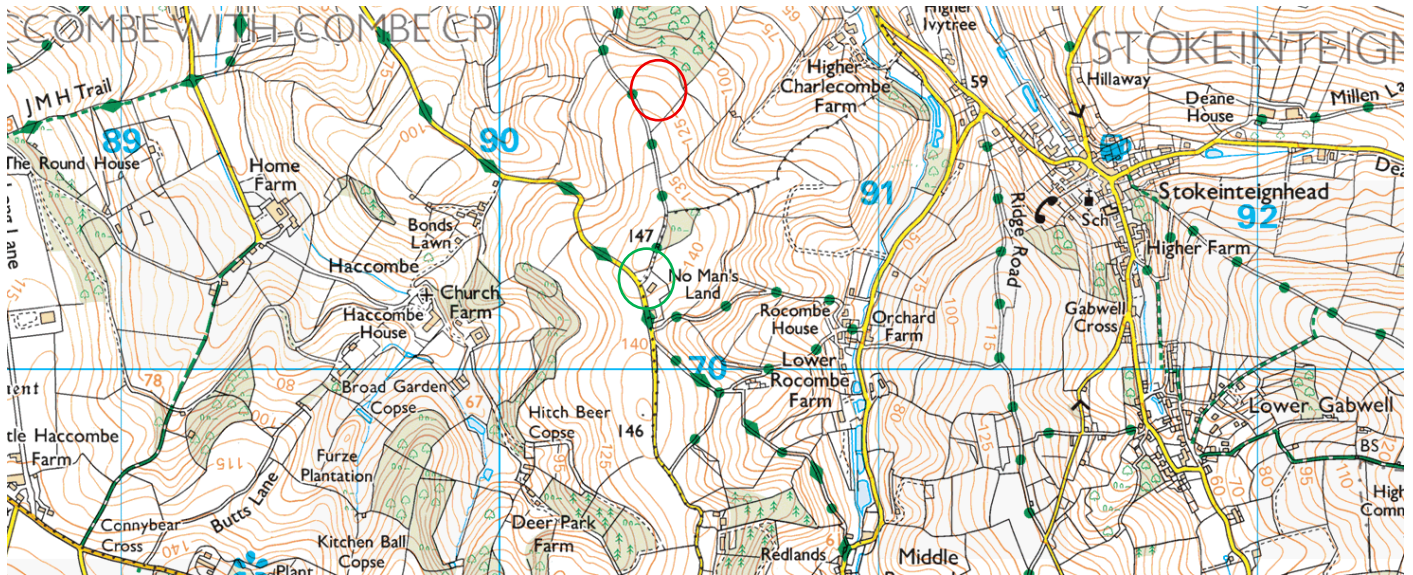
Viewings by appointment only:

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 – Please park at the triangle to meet the Agent, the viewing will then proceed on foot. Please park responsibly and do not block the lane, track or gateways.

What3Words:

Please meet the Agent at [///sober.giraffes.insect](https://www.what3words.com/?q=sober.giraffes.insect) to proceed to the property on foot.

Location Plan:



Directions:

From the A380 from The Penn Inn Roundabout, Newton Abbot please take the road towards Combeinteignhead then turn immediately onto St Marychurch Road, follow the road for approximately 2 miles before turning left onto Ridge Road (signposted Mount Olive). Follow Ridge Road for about a mile, a track will then be seen on the right side with a grown up triangle in the middle, please park here (responsibly and not blocking or obstructing the track, road or any gateways) and the agent will meet you to reach the property on foot.



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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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