

New Barn Stables, Plympton, PL7 1UB

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easement agreements.

TENURE

The property is being offered for sale on a freehold basis with vacant possession available on legal completion.

PUBLIC RIGHTS OF WAY There are no public rights of way across the property.

LOCAL AUTHORITY Plymouth City Council, Ballard House, West Hoe Road, Plymouth, Devon, PL1 3BJ. Tel

METHOD OF SALE

New Barn Stables are offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is Wednesday 23rd September 2026 at 12 noon and all tenders must be submitted to Luscombe Maye Offices of 3 Fore Street, Modbury, PL21 0QW in a sealed envelope clearly marked 'New Barn Stables'.

Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

Any tender by the deadline date received will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via their own solicitor), within 24 hours of written acceptance of their offer; failure to do so may result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute an exchange of contracts and be treated as a binding contract and legal completion and payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the legal pack.

If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met and this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of 1% plus VAT, subject to a minimum of £2000 plus VAT of the sale price as an administration fee in addition to their tender price on completion.

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170

Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

Regulated by
 **RICS**

Please note, the seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, CWC Solicitors Attention: Tim Caudrelier Esq

Tel: 01822 668390 or 01752 746391

e-mail : tim@cwcsolicitors.co.uk

HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

GUIDE PRICE £295,000

DIRECTIONS From Plympton Ridgeway, turn onto George Street towards Plympton St Maurice, and at the round about at the bottom of George Street take the first exit onto Longbrook Street. After about 300m, turn right onto New Barn Hill and New Barn Stables is the first property on the right-hand side going up New Barn Hill.

VIEWING Strictly by appointment only with the sole selling agent, Luscombe Maye Equestrian 01548 845095 equestiran@luscombemaye.com Please telephone for further details or to arrange a viewing appointment.