





A smallholding extending to 3.20 acres (1.29 hectares) in all with a double bay field shelter and tack room (extending to 360 square feet) as well as a chicken run, and pig pen set in a secluded and desirable location with beautiful views across the surrounding countryside.

- Smallholding extending to approximately 3.20 acres (1.29 hectares) in all
- Benefitting from a two bay field shelter & tack room (30' x 12')
- Spring water supply to numerous troughs throughout the land
- Beautiful views across the neighbouring countryside
- Amenity land and permanent pasture
- Secluded and peaceful location
- For sale by Formal Tender with a tender closing date of Tuesday 7th April 2026 at 12 noon

DIRECTIONS

From the Newton Abbot Penn Inn roundabout (just off the dual carriageway), head east towards Haccombe for approximately one mile, passing the Milber Trading Estate on your left. Continue to the end of the road where Long Lane bends sharply to the right. Directly ahead you will see a track signposted "Public Footpath". Follow this track for roughly a quarter of a mile to the bottom. The gateway to Haccombe Views is located on the left hand side at the end of the lane.

SITUATION

Haccombe Views is situated in a secluded and desirable location to the east of the town of Newton Abbot, at the heart of the hamlet of Haccombe in South Devon.

The nearby town of Newton Abbot is about one mile to the west while the A30 dual carriageway expressway, connecting to the M5 motorway and national road network is about one and a half miles to the west.

What3Words to top of lane:- campus.season.olive
What3Words to entrance gate:- limped.sharpness.arch

DESCRIPTION

Haccombe Views comprises of a recently constructed modern farm building situated within approximately 3.20 acres (1.29 hectares) of land, the full extent of which is outlined in red on the site plan.

Located within a highly sought-after area, this represents a prime opportunity to acquire a 3.20-acre smallholding, suitable for small scale agriculture, growing produce or running a hobby farm. The land has in the past been used for a variety of farming purposes including keeping pigs, chickens and horses.

Haccombe Views includes a versatile two bay field shelter that can be repositioned on the land to suit a purchaser's needs, along with a separately fenced pig pen and a dedicated chicken run with housing for up to 20 organic chickens.

The southern side of the land features a charming wildlife and pond area, enclosed from the main agricultural fields. In the summer months, wildflowers create a colourful, tranquil setting. This area also benefits from a towing caravan and a portable loo, offering convenient on-site facilities when attending to animals on site.

The land is a combination of gentle and moderate slopes and is south facing. Benefitting from good stockproof fencing with creosote stakes and has a second gateway further down which can be accessed from the Haccombe end of the lane. All entranceways on the land have been hard cored with compact gravel pads to ensure greater ease of access.

SERVICES

Haccombe Meadows benefits from a spring water supply with a number of water troughs connected throughout the land.

ACCESS

Haccombe Views is reached via a right of way over a third party lane leading east from Lodge Lane to Netherton, as shown shaded blue on the site plan. The first gateway opens into a shared compound area, over which the neighbouring landowner to the north has a right of way to access their land. To reach Haccombe Views, keep to the right at this first gateway and continue on to the gateway serving the land below. Gates marked by the letter G on the site plan.

TENURE

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

PUBLIC RIGHTS OF WAY

There are no public rights of way across the Haccombe Meadows as far as known.

METHOD OF SALE

The land at Haccombe Views is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Tuesday 7th April 2026 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Haccombe Views'.

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 received by the deadline date 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 make this payment within this time frame will result in their tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit is received within the time frame outlined above, this will then constitute exchange of contracts and legal completion including payment of the balance of the purchase price will follow approximately 28 days later.

Moreover, the successful purchaser will be liable to pay the sum of £2,000 plus VAT to the Selling Agent as an administration fee in addition to their tender on completion.

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.

TENDER PACK

A copy of the tender pack may be obtained from the selling agents. This has been prepared by the sellers solicitor; Wollens solicitors of Aperture, Pynes Hill, Rydon Lane, Exeter, EX2 5AZ Attention: Richard Philips

GUIDE PRICE

£75,000

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any environmental stewardship agreements.

LOCAL AUTHORITY

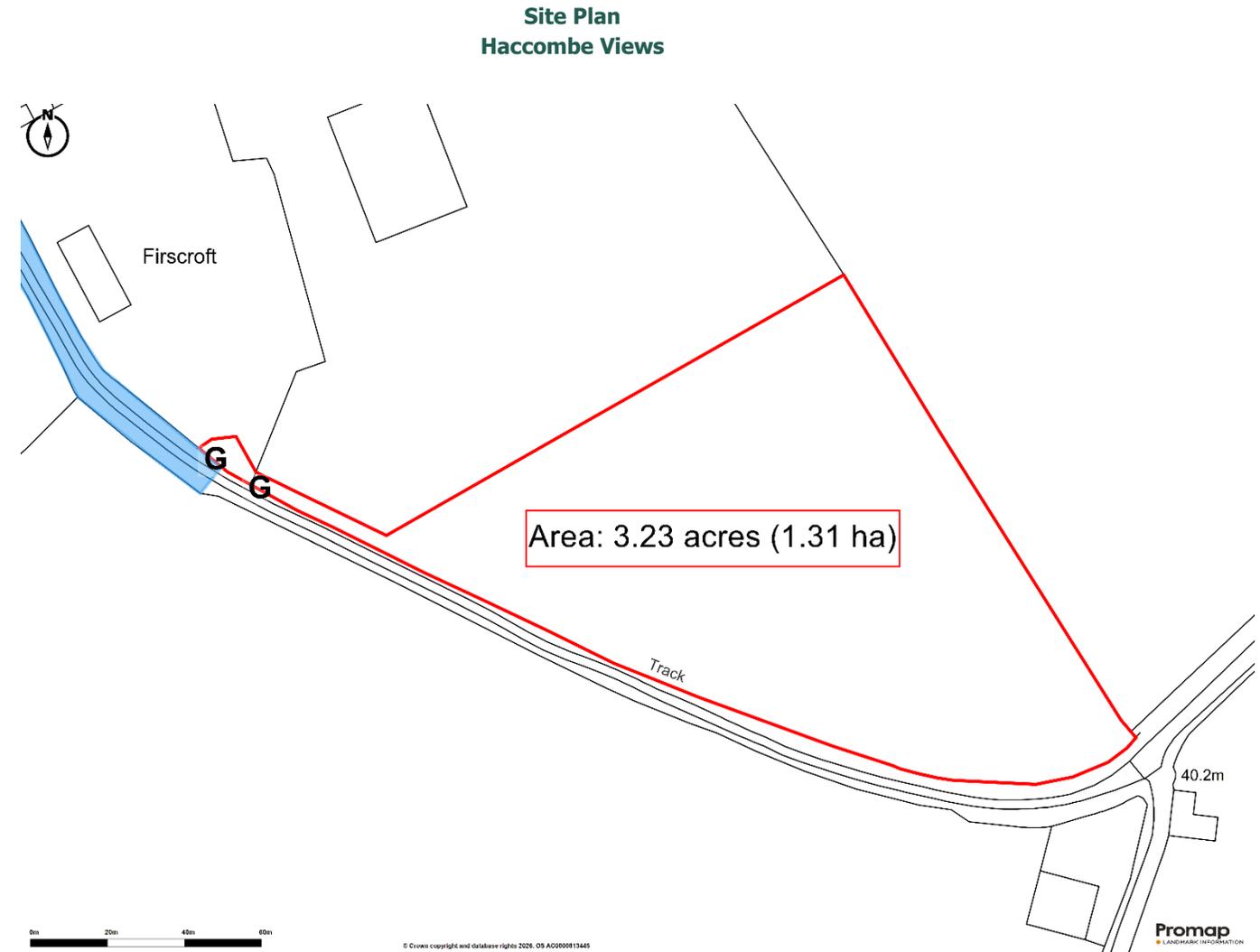
Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101

VIEWING

Accompanied viewings strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646 177 for details.

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 while viewing the land.



Farms, Land & Smallholdings

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AGENTS NOTE

For the information of the purchaser, some of the photographs have been taken during summer of 2025. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.