





A unique opportunity to acquire 2.98 acres (1.20 hectares) of agricultural land/ pony paddock benefitting from two stables a tack room & lean to (51 square metres), set in a secluded location with beautiful views of the surrounding countryside.

- Approximately 2.98 acres (1.20 hectares) in all
- Benefitting from two stables, tack room & lean to (extending to 51 sqm)
- Permanent pasture land
- Offering potential for other uses (subject to necessary planning consents)
- Convenient location, close to popular village of Denbury, just 3 miles southwest of the market town of Newton Abbot
- For sale by Formal Tender with a deadline date of **Wednesday 3rd June 2026 at 12 noon**

DIRECTIONS

From Newton Abbot, head south on Totnes Road toward Totnes for about 2 miles. Turn right at Two Mile Oak Cross towards Denbury, continue for 1.2 miles, then turn left onto Denbury Road (signposted Denbury & Woodland). After 350 yards, bear slightly left towards Broadhempston, then after 100 yards turn left onto Copsey Lane just before the Union Inn. The gate to the land is about 150 yards along on the right.

What3Words location: promises.saturate.sweeten

SITUATION

The land at Copsey Lane is situated in the village of Denbury, in the Teignbridge area of South Devon. Situated outside the South Devon National Landscape (formerly AONB).

The nearest town of Newton Abbot is approximately 4 miles to the northeast, while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network is about one and a half miles to the west.

DESCRIPTION

The land at Copsey Lane extends to approximately 2.98 acres (1.20 hectares) in all, consisting of two field parcels, as outlined in red on the site plan below.

The land benefits from a stable block measuring approximately 51 square metres comprising two stables, a tack room and a lean to. The structure is of concrete blockwork walls under plastic coated corrugated roof sheets with a concrete floor.

The land is of a level to gentle north facing gradient and is bound by mature Devon hedge banks.

The land has been used for livestock grazing in the past but would be very suitable for a variety of uses including equestrian, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

ACCESS

The land is accessed via a right of way for all purposes at all times over the privately owned lane (Copsey Lane), leading from the council-maintained highway.

Please refer to the legal pack for further information regarding the right of way.

SERVICES

There are no services connected to the land.

TENURE

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

PUBLIC RIGHTS OF WAY

There are no public footpaths or rights of way as far as known.

SPORTING RIGHTS AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

METHOD OF SALE

The land at Copsey Lane is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Wednesday 3rd June 2026 at 12 noon** and all tenders must be submitted to Luscombe Maye Offices of 62 Fore Street, Kingsbridge or 6 Fore Street, South Brent in a sealed envelope clearly marked 'Land at Copsey Lane'.

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 £2,000 plus VAT as an administration fee in addition to their tender price 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.

LEGAL PACK

A copy of the legal pack may be obtained from the seller's solicitors, Kitson Boyce of Edginswell Park, Minerva House, Orchard Way, Torquay TQ2 7FA Attention: Cheryl Baxter, Tel: 01803 408433, e-mail: cheryl.baxter@kitsonboyce.co.uk
Or alternatively, please contact the Selling Agent, Luscombe Maye.

GUIDE PRICE

£50,000

LOCAL AUTHORITY

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

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.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP Telephone for details.

AGENTS NOTE

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.

Land at Copsy Lane, Denbury, Newton Abbot Site Plan



Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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@ farmsandland@luscombemaye.com

🌐 luscombemaye.com

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 **Luscombe Maye**
Since 1873