





A rare opportunity to acquire approximately 4.10 acres (1.65 hectares) of agricultural land/pony paddock, complete with three stables and a tack room (approximately 44 sq m), enjoying a secluded setting with access to excellent and safe hacking.

- Approximately 4.10 acres (1.65 hectares) in all
- Benefitting from three stables & tack room (extending to 44 sqm)
- Permanent pasture land
- Good road access with 2 gateways
- Mains water supply
- Rural location with safe hacking
- Offering potential for other uses (subject to planning)
- For sale by Formal Tender with a closing date of **Tuesday 15th September 2026 at 12 noon**

DIRECTIONS

From the A38 northbound towards Exeter, take the exit signposted Newton Abbot, Bickington, Widecombe and Sigford. Follow the A383 for about 1 mile, then turn right signposted Gale and Burne. Continue for roughly 0.4 miles and turn left onto Gale Road. The land entrance is on the left after approximately 0.2 miles.

What3Words Location – aquatics.booms.triangle

SITUATION

The land is situated on the periphery of the village of Bickington, outside of an area designated as National Landscape (formerly known as Area of Outstanding Natural Beauty) in the Teignbridge area of South Devon.

The nearby market town of Ashburton is approximately 3.5 miles to the south west. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 1 mile distant.

DESCRIPTION

The Land & Stables at Longstone Bridge comprises of approximately 4.10 acres (1.65 hectares) of permanent pasture land with a stable block, as outlined in red on the site plan.

Bound by mature Devon hedgerows, and bordered by agricultural land on the north, east and west boundaries and the council maintained highway to the south.

The land benefits from a stable block comprising three stables and a tack room, extending to approximately 473 square feet (44 square metres) in total, with a concrete apron yard, albeit the stables are in an unused condition. The stable block is of concrete block work wall construction, beneath corrugated roof sheets with concrete flooring throughout.

The existing layout offers flexibility and could easily be adapted to suit a purchaser's individual requirements.

The land is predominantly of a moderate south facing gradient and is well suited to equestrian use. However, it may also appeal to purchasers seeking land for grazing, amenity,

recreational or other alternative uses, subject to any necessary consents.

SERVICES

The property benefits from a mains water supply to a tap by the stables.

ACCESS

The land can be accessed via two separate vehicular width gateways, both of which are situated on the southern boundary of the land, directly off the council-maintained highway (Gale Road).

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

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

SPORTING AND MINERAL RIGHTS

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

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 Easements agreements.

METHOD OF SALE

Land & Stables at Longstone Bridge is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Tuesday 15th September 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 & Stables at Longstone Bridge'.

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).

Land at Longstone Bridge, Bickington, Newton Abbot Site Plan

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 requested from the Sole Selling Agents, or the Seller's Solicitors, Howard & Over Solicitors, Plym House, 3 Longbridge Road, Plymouth, PL6 8LT. Attention: Mr Jacob Cunningham, Tel: 01752 556606 or e-mail jacob.cunningham@howard-over.co.uk

GUIDE PRICE

£80,000

LOCAL AUTHORITY

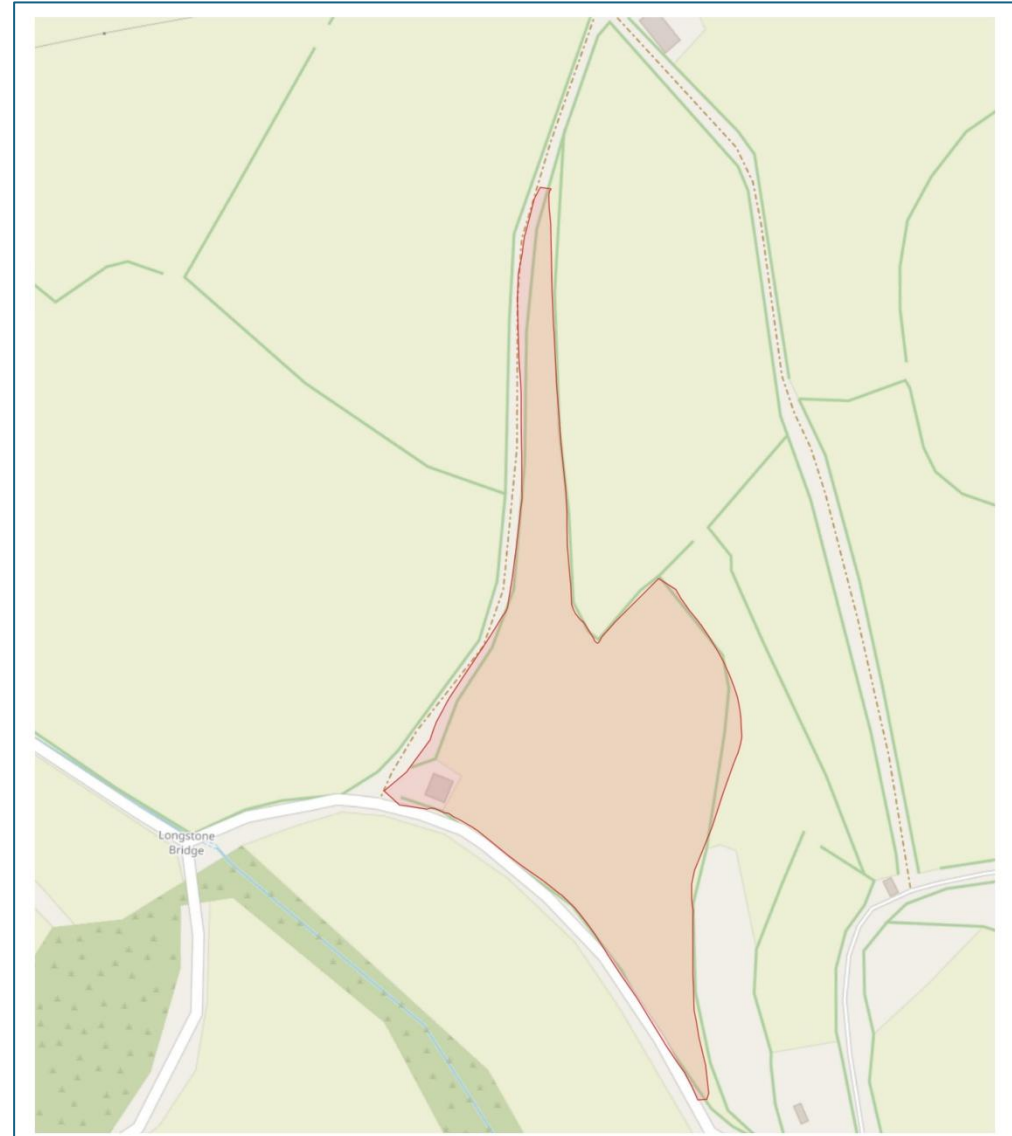
Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101

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 6 Fore Street, South Brent. Telephone 01364 646177 for details.



Farms, Land & Smallholdings
62 Fore Street, Kingsbridge, TQ7 1PP

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🌐 luscombemaye.com

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.

 **Luscombe Maye**
Since 1873