

Established



1816

NEWTON ABBOT ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

# 1.15 acres of Land

DRN01404

Windy Marsh Farm, Ideford, Devon, TQ13 0BG



**For Sale by INFORMAL TENDER closing  
12 noon Monday 8<sup>th</sup> June 2026**

**Guide price: £65,000**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL  
Tel: 01626 353881 Email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

**Situation**

The land is located on the outskirts of the village of Ideford near Newton Abbot, with plenty of bridle ways and hacking routes in the local area along with only a short distance to Haldon Forest, Teignmouth & Dawlish Beaches and Dartmoor this is a lovely spot.

SX	Field No	Description	Size (Acres)	Size (Ha)
SX8977	7413	Pasture	1.148	0.465
<b>Total Area</b>			<b>1.148</b>	<b>0.465</b>

**Method of Sale:**

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by 12 noon Monday 8<sup>th</sup> June 2026. Tender forms are either attached to these particulars or available on request from the Sole Selling Agent.



All tenders must be submitted to Rendells, 13 Market Street, Newton Abbot TQ12 2RL

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.

Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.

**Services:**

There is no connection to mains water or electricity.

**Wayleaves, Rights & Easements:**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

**Tenure:**

The property is freehold with vacant possession The property is freehold with vacant possession.

**Local Authority:**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Viewings by appointment only.** Rendells Rural Department - Newton Abbot Office  
(01626) 353881 or email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

**Plan:**

The sale plans have been prepared from the Land Registry title plans and are for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent. The land hatched in red is the land for sale, the green is the hedge & fencing being installed by the vendor and the blue is the access over the vendors land which will be fenced off from the rest of their retained property. The green, blue and yellow areas will be retained by the vendor with upkeep and repair responsibilities also retained.

**Directions**

From the A380 take the Ideford junction and follow signs to the village, continue through Ideford on Longthorn Road merging onto Fore Street, at the T junction turn left onto Rixafer Road. The property is the first on the left.

**What3Words:** ///spaceship.quits.chainsaw

**Health & Safety:**

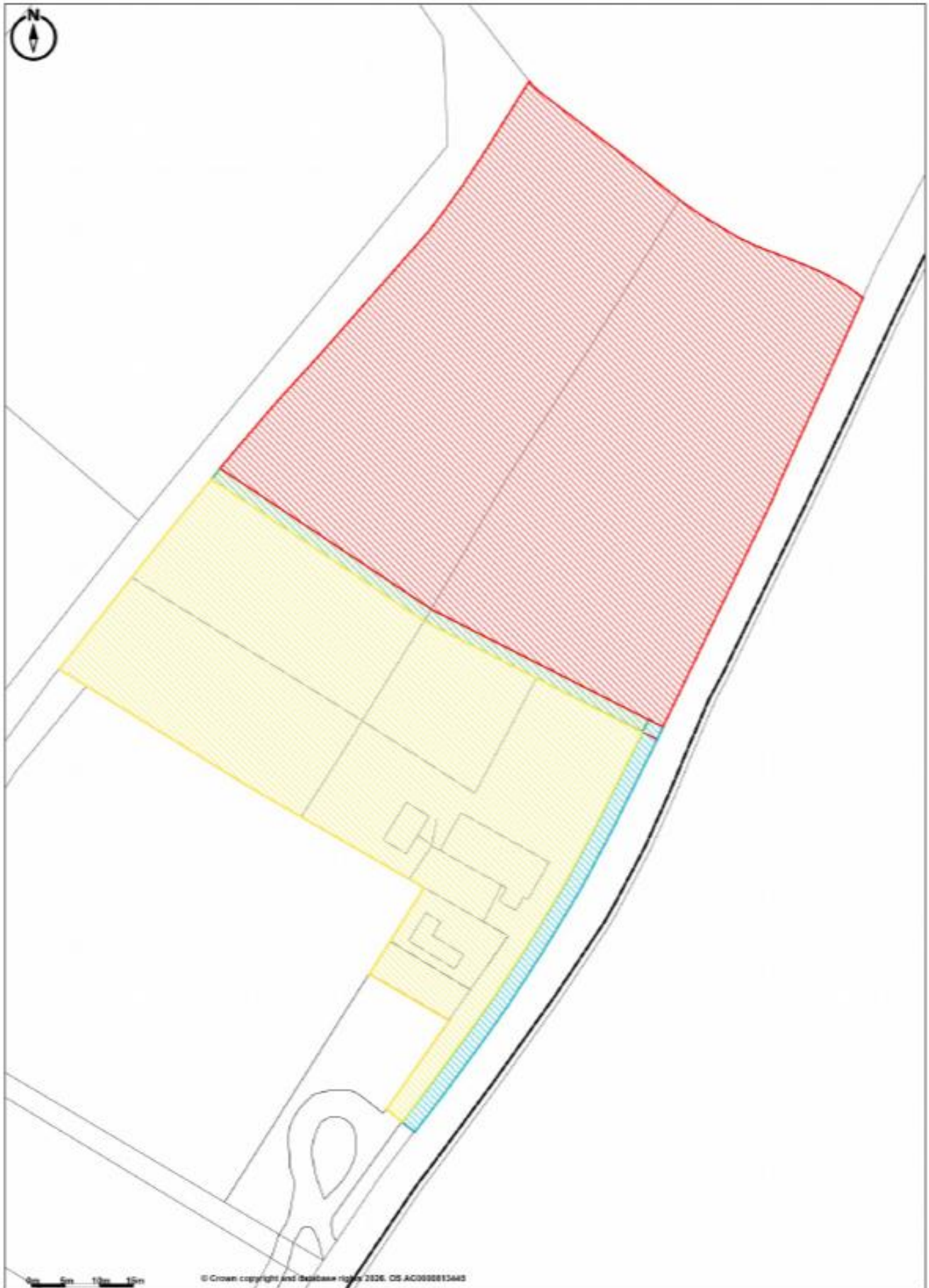
Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

**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.



**Sales Plan: (for illustration only)**



## Tender Form

### For 1.15 acres of Land at Windy Marsh Farm, Ideford, Devon, TQ13 0BG

To be submitted by 12 noon on Monday 8<sup>th</sup> June 2026

I/We tender for 1.15 acres of Land at Windy Marsh Farm, Ideford, Devon, TQ13 0BG  
Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	£
Amount Words	

#### Prospective Purchasers Details:

Status	Cash / Loan / Mortgage
Full Name:	
Address:	
Email Address:	
Telephone No:	
Solicitors Name & Company:	
Address:	
Email Address:	
Telephone No:	
Any other information for the Vendor to know:	
Signature:	
Date:	

#### Please Note:

The vendor reserves the right not to accept the highest tender received or any tender if so wished.

Please submit tenders FAO Vicki Gilbert by 12 noon on Monday 8<sup>th</sup> June 2026 to Rendells, 13 Market Street, Newton Abbot TQ12 2RL or by email [land@rendells.co.uk](mailto:land@rendells.co.uk)