



## Land and Stables at Bittleford , Widecombe-In-The-Moor, Newton Abbot, Devon TQ13 7PN

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Versatile grass-land split into 5 paddocks, with a timber stable block, on the outskirts of a popular Moorland village with direct road access.

Ashburton: 5.5 miles, Moretonhampstead: 11 miles, Exeter: 25.5 miles.

- South-facing farm land
- 11.68 acres (4.73 hectares)
- 4 Box stable block
- Road access from 4 fields
- Suitable grazing land
- For sale by informal tender

**Informal Tender £195,000**

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## METHOD OF SALE

The Property is offered for sale as a whole by Informal Tender. The closing date for tenders to be submitted is Friday 17th April at 12:00pm noon.

An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Totnes. Should an offer be accepted we will require proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form.

The vendors do not undertake to accept the highest or any offer received.

## SITUATION

Widecombe-in-the-Moor provides a range of convenient shops and pubs, a post office, church, and a primary school. Widecombe Valley is renowned for its spectacular scenery including open moorland, ancient

tors and wooded valleys.

There are many opportunities locally for walking, riding and fishing, yet good accessibility, via the moorland town of Bovey Tracey, to the A38 dual carriageway. This leads east to the university and cathedral city of Exeter where there is access onto the M5 motorway, mainline rail connections to London and an international airport.

## DESCRIPTION

This superb block of pasture land is situated on the outskirts of Widecombe-In-The-Moor. Split into 5 pasture paddocks and offering suitable grazing land they are bordered by Devon banks and hedging with gateways connecting each paddock. In the most north-easterly paddock, in its north-western corner, is a timber stable block built in the early 2010's, with four stables. The stables are built to a high standard and stand on a spacious concrete yard, offering excellent functionality and ease of maintenance. There is direct road access into four of the five paddocks accessed via metal five-bar gates.



## SERVICES

A mains water supply is connected to the site supplying two water troughs including a trough adjacent to the stable block. In addition, there is a natural supply of running water through the lower meadow.

## PLANNING

Planning permission was granted in 2009 for the replacements stables. A condition of the usage for the stables was that they shall be used for private use only, with no business or trade carried out from them. For more information please contact the agents.

## WAYLEAVES & RIGHTS OF WAY

The neighbouring property, Windwhistle, has a right for their private drainage system to be situated on the paddock adjoining their property to the north of said paddock. This includes the rights to access the field for maintenance and emptying of the drainage system.

There are no public footpaths or bridleways across the land.

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights, insofar as they are owned, are included with the freehold.

## TENURE & POSSESSION

Each parcel of the land is freehold and sold with vacant possession.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101.

E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

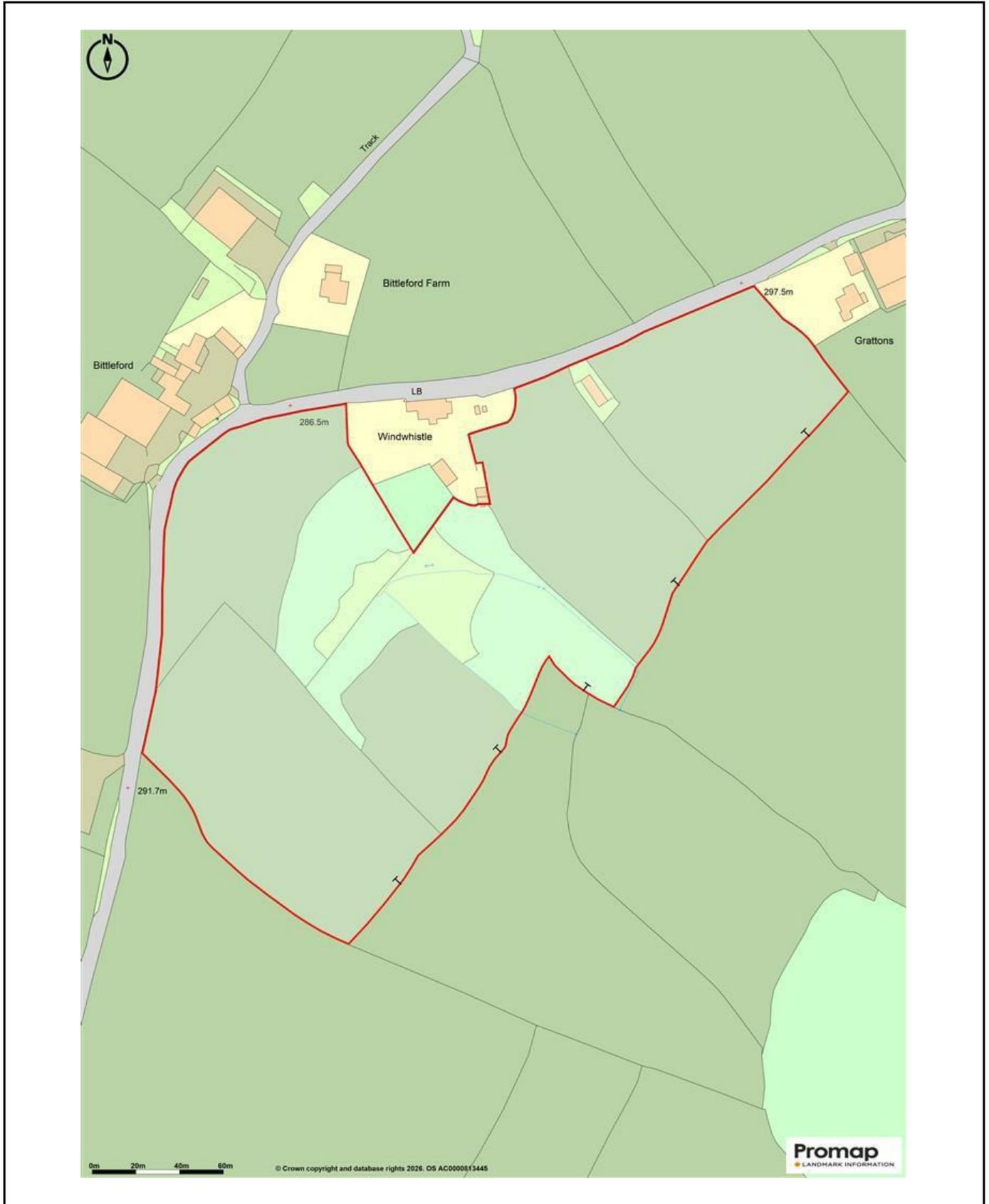
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093

Email: [hq@dartmoor-npa.gov.uk](mailto:hq@dartmoor-npa.gov.uk)

## VIEWING

Strictly by appointment only. Please contact the Stags Totnes office to arrange access.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.