

Established

**RENDELLS**

1816

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DRN00145

**LAND AND STABLES AT  
'APPLE BARN'  
HIGHER ROCOMBE, SOUTH DEVON**



**AN INTERESTING EQUESTRIAN COMPLEX  
WITH  
60' x 30' BARN, STABLES AND MÉNAGE  
SET WITHIN  
3.95 ACRES OF PASTURE LAND.**

**PRICE GUIDE £135,000**

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

## **Situation**

Situated in the valley directly off the public highway providing easy access, a 3.95 acre holding with North to North West facing pasture land serviced with metered water. There is a large service yard to the front of the building and the property has a post and rail fenced all weather arena (65' x 98'), the perimeter predominantly comprises of hedgerows.

The area has a number of bridleways providing extensive idyllic rural riding.

## **Building**

There is an adaptable well constructed steel portal frame building measuring 60' x 30' with high eaves, concrete block walls, concrete floor, part spaced boarding and the frontage is enclosed with timber boarding and had a 4' overhang. The building contains a hay storage area (30' x 15'), which is enclosed with solid timber doors to eaves height and partitioned off with a concrete block wall topped with wooden panels, the remainder being general storage and workshop which is also divided off by a concrete blocked wall and has heavy timber entrance doors giving a good degree of security to the whole building.

Situated to the rear and an integral part of the building is a line of stables 60' x 12' with a 3' overhang and 6' concrete standing pad, containing 4 (12' x 12') boxes each divided with concrete partitions with timber tops and a self contained tack room (12' x 15') opening onto a holding area with access to the paddocks.

The shed has sky lights throughout increasing natural lighting, strip lights and a number of outside lights.

**POST CODE TQ12 4QL**

## **Directions**

Leave the Penn Inn roundabout at Newton Abbot and head for Milber and Buckland, turn right at the second set of traffic lights, proceed up the hill going past the two turnings for Coffinswell and, after a narrower part of the road take the second left signposted Rocombe. The property is on the right near the bottom of this road and is fronted with double wooden gates and a barn in the background.

## **Wayleaves, Rights and Easements**

The property is subject to any wayleaves, rights or easements on the land whether or not mentioned in these particulars of sale.

There is a right of way at all times from the double gates to the black gate to the North East of the shed to access the paddock lasting for its current owner's lifetime. This is marked A on the plan with a blue dashed line showing the access.

The Apple Cottage (holiday cottage) WHICH IS NOT INCLUDED IN THE SALE is set within the property however it is securely fenced off dividing it from Apple barn. It has a right of access at all times through the double gates to the cottage as show striped on the plan.

**Services**

Mains electric is connected to the property with an electric box situated on the North East side of the barn.

Water is currently connected to the property and metered from the neighboring property through a private agreement.

**Tenure**

The land is freehold and offered with vacant possession on completion

**Local Authority**

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

Western Power Distribution, Avonbank Feeder Road, Bristol, BS2 0TB

**Viewing**

The property may be viewed by prior appointment only through Rendells, Newton Abbot. (01626) 353881

**Access**

Access is directly off the public highway

**Schedule**

	<b><u>Description</u></b>	<b><u>Acres</u></b>
2175		
Pt. 2270	Pasture and buildings	3.95

**Boundary Ownership**

Where know is marked on the plan with a 'T'.

## Plan

The plan attached to the sales particulars is for identification purposes and would-be buyers are advised to make a thorough inspection to be aware of the full extent of the property.

The shaded area which is Apple Cottage is not included in this sale.



(PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE)

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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 their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.