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Land & Buildings at Combeinteignhead

Newton Abbot, Devon, TQ12 4RF

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A unique opportunity to acquire 13.69 acres (5.54 hectares) in all of permanent pasture land and a number of dilapidated agricultural buildings (extending 281 sqm), situated in the heart of the picturesque village of Combeinteignhead. For sale as a whole or in two lots to suit purchasers' requirements.

- Approximately 13.69 acres (5.54 hectares) in all
- For sale as a whole or in two lots to suit buyers requirements
- Sellers also open to considering other options for offers
- Lot 1 – extending to approximately 3.60 acres
- Lot 2 – extending to approximately 10.09 acres
- Breathtaking views from Lot 2 across the River Teign Estuary
- Located in the heart of Combeinteignhead
- For sale by Informal Tender with a deadline date being **Tuesday 24th November 2026 at 12 noon**

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Farms, Land & Smallholdings
6 Fore Street, South Brent, TQ10 9BQ

01364 646177
luscombemaye.com

DIRECTIONS

Entering Combeinteignhead from Newton Abbot, proceed along Shaldon Road, then turn right towards Stokeinteignhead and the Wild Goose Inn. After approximately 50 yards, turn right at Church Cottage towards All Saints Church. The entrance gate to Lot 1 is then on the left. Lot 2 is accessed via a green lane which leads from Ridge Road in a north-westerly direction into the village. The lane requires 4x4 vehicles.

Lot 1 What3Words Location :-calls.outcasts.gravest
Lot 2 What3Words Location :- games.walls.live

SITUATION

The land is situated in the village of Combeinteignhead, in the civil parish of Haccombe with Combe, in the Teignbridge district of South Devon.

The nearest town of Newton Abbot is approximately 3 miles to the west, while the town of Teignmouth is situated approximately 3.5 miles to the east. The A380 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 4 miles to the north-west.

DESCRIPTION

The land at Combeinteignhead comprises a useful block of agricultural land extending to approximately 13.69 acres (5.54 hectares) in all. The land benefits from several dilapidated agricultural buildings, which provide useful livestock housing and may offer potential for future development (subject to obtaining the necessary planning consents).

The land has in the past been used for agricultural purposes but offers the potential for alternative uses (subject to planning).

LOT 1 – as shaded orange on the site plan

Extending to approximately 3.60 acres (1.45 hectares) in all of gently sloping permanent pasture land.

This lot benefits from a range of agricultural buildings of a combination of timber framed and brick construction under a combination of corrugated and asbestos cement sheets. The buildings are in a dilapidated state of repair however they offer potential for future development (subject to obtaining the necessary planning consents).

The buildings extend to a total of approximately 221 sqm

(2,379 sq ft) and can be summarised as follows :-

1. **General purpose building (with lean to) – 138 sqm**
   Approx 14.5m x 9.50m

2. **General purpose building – 20 sqm**
   Approx 4.5m x 4.5m

3. **Former stable block – 48 sqm**
   Approx 16m x 3m

4. **Brick building – 15 sqm**
   Approx 5m x 3m

There is also a further dilapidated building located in field parcel 2447.

The land also benefits from an orchard including a number of fruit trees and a Mulberry tree, as part of field parcel 2447. A stream runs along the eastern boundary of this field parcel, but the ownership does not extend to including the stream.

Access to Lot 1 can be gained via a 6ft gateway adjacent to the Church side entrance. This then proceeds south to a further gateway into the land next to the brick building.

LOT 2 – as shaded blue on the site plan

Extending to approximately 10.09 acres (4.08 hectares) of moderate to in some places steep agricultural land. The land is currently arranged in three field parcels by reference to the below site plan and has been used in the past for livestock grazing.

Lot 2 benefits from a timber framed and clad field shelter in the top southwestern corner of field parcel 0840 extending to approximately 60 square metres [12m x 5m] providing useful shelter for livestock or a pony.

Access to the land can be gained via a single vehicular width gateway in the south eastern corner of field parcel 1427. Access will be required by a 4x4 vehicle off this green lane. There is also access via Higher Galmswell via the restricted byway.

NOTE – In the event Lot 2 is retained, then the seller will be retaining a right of way to access Lot 2 from their property as per the approximate route of the yellow line on the site plan below. If the whole of the land, including Lot 2, is sold, the Seller will not require or retain this right of way.

SERVICES
The land benefits from a mains water supply, being a separate supply to both Lot 1 and Lot 2. No other mains services are currently connected.

WAYLEAVES & EASEMENTS
The land is sold subject to any Wayleave and Easements agreements in place.

There is a communication box for emergency services located on the western boundary of Lot 2, the seller receives a payment of £1,700 per annum providing a valuable recurring income stream.

DESIGNATIONS
The land is situated outside of an area designated as a National Landscape (formerly known as Areas of Outstanding Natural Beauty).

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

PUBLIC RIGHTS OF WAY
There are no public rights of way over the land at Combeinteignhead as far as known. There is a public bridleway which runs along the western boundary of Lot 2 leading into the centre of the village of Combeinteignhead.

ENVIRONMENTAL STEWARDSHIP SCHEMES
The land is not subject to any Environmental or Countryside Stewardship agreements as far as known.

METHOD OF SALE
The Land & Buildings at Combeinteighead are 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 **Tuesday 24th November at 12 noon**. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Land at Combeinteignhead'.

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.

The sellers are also open to considering alternative proposals for areas of the land offered for sale are welcomed to be submitted by the tender date.

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

GUIDE PRICES
Lot 1 - £75,000
Lot 2 - £65,000
The Whole - £140,000

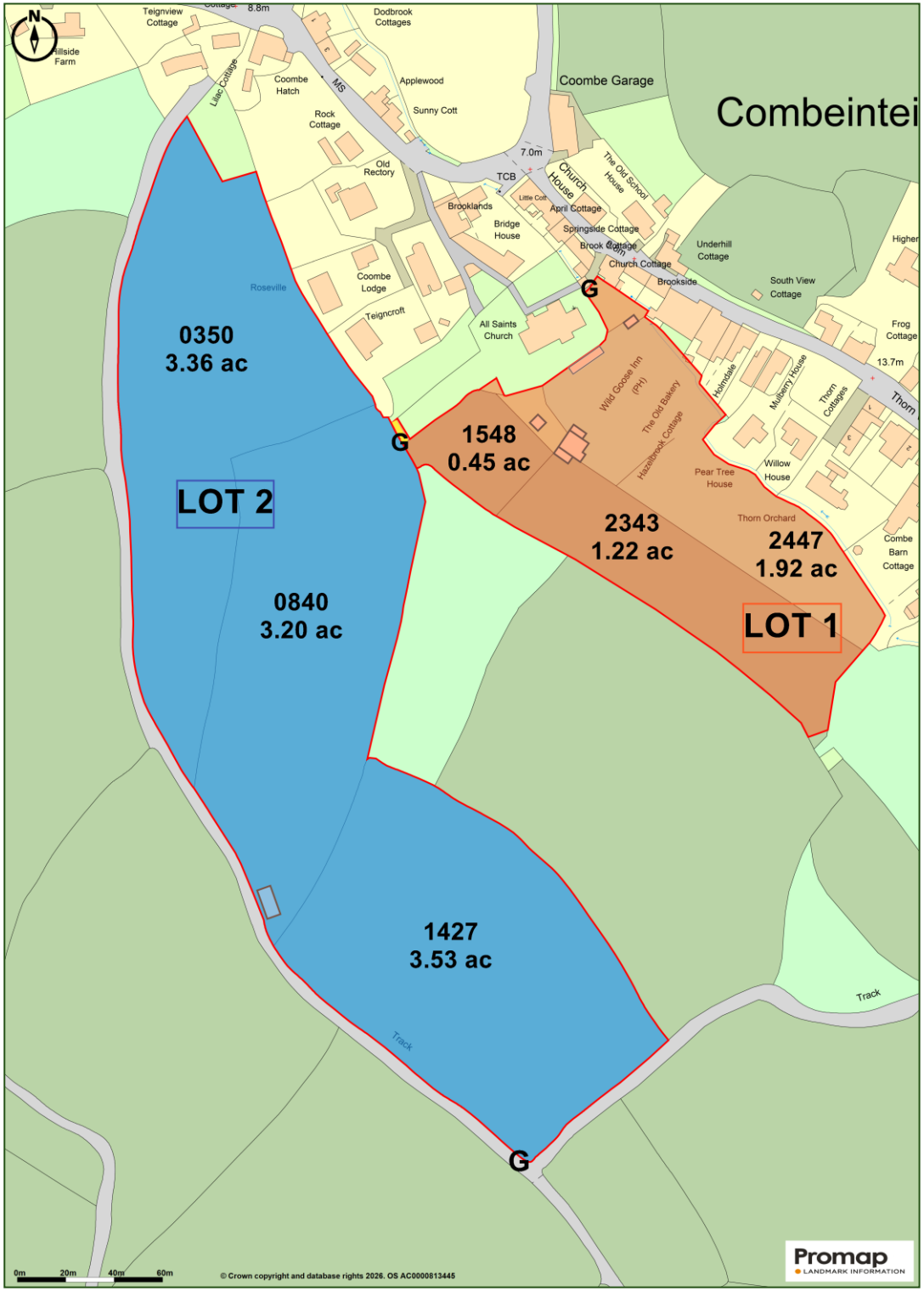
HEALTH & SAFETY
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

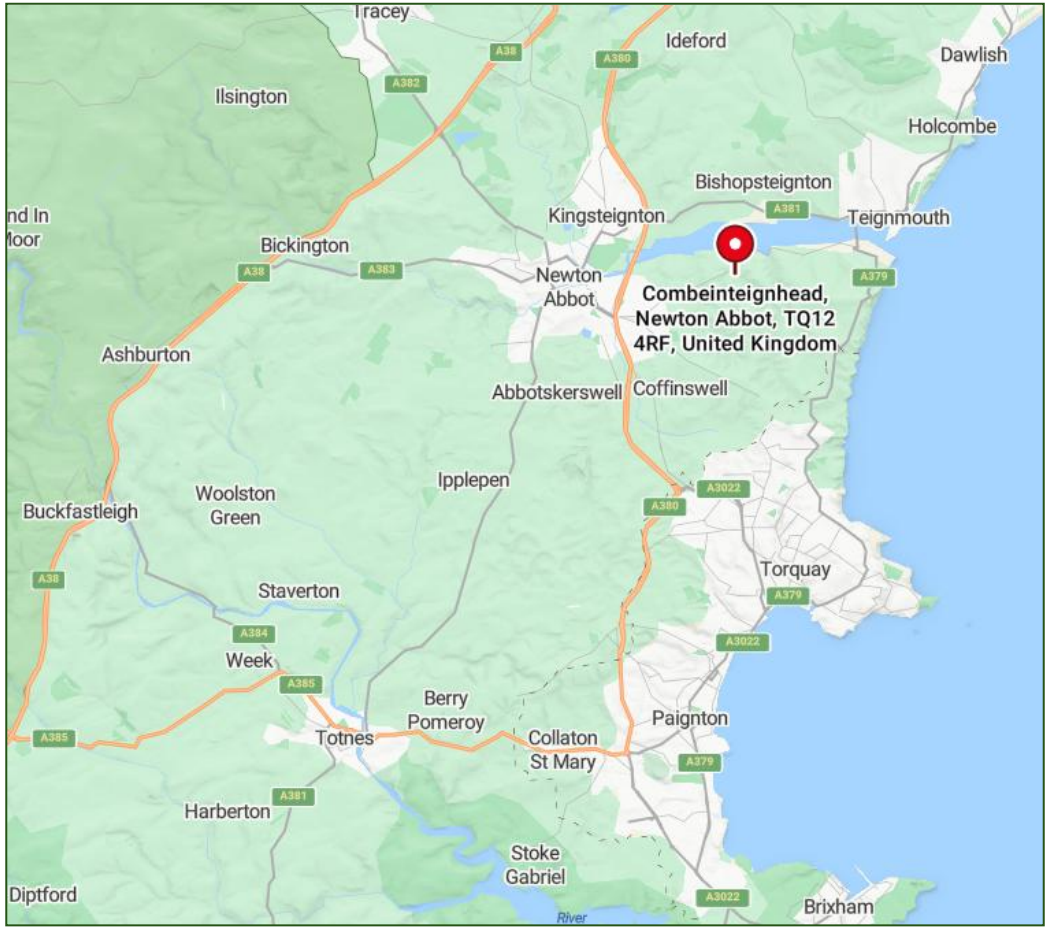
LOCAL AUTHORITY
Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101

VIEWING
By appointment only with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646177 for details.

GTC RURAL
Luscombe Maye in conjunction with GTC Rural.

Site Location Plan
Land & Buildings at Combeinteignhead





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

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