

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

LAND & STABLES

DRN00766

**Littlemouseberry, Ideford, Chudleigh, Newton Abbot
TQ13 0AE**



A private equestrian holding benefitting from a secure modern stable barn, field shelters and parking set within a rural location extending in all to 2.71 acres

Offers in Excess of £120,000

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: commercial@rendells.co.uk

Situation:

Littlemouseberry Stables is situated between the village of Ideford and the A380 Ideford Interchange. The property is accessed from Haldon Lane, which is an unmetalled lane which is less than half a mile from the A380 Interchange.

The property is accessed by a short length of hardened track, this leading to a parking area with space for multiple vehicles. The land is level, with a gentle slope at the eastern boundary.

Littlemouseberry stables is within 0.5 miles of Ideford and is located to the village's western side, the village has access to a good range of facilities including a garage, Livery stables and pub. The Market Town of Newton Abbot is a mere 6 miles away, the town having access to a greater range of facilities including a number of shops, schools, leisure facilities and hospital. The mainline railway station at Newton Abbot brings London within 3 hours travelling. There is easy access to the recently upgraded A380 and A38, the commercial centres of Plymouth and Exeter as well as the M5 motorway beyond. The area lies within a well-known equestrian area, with good hacking opportunities.

Description:

The land boasts a modern stable barn with storage, planning for which was granted in 2014. The building is founded on a hardened pad, being of a timber frame construction, under a pitch galvanised metal roof benefitting from Upvc rainwater goods. The building comprises three stables measuring 10'0" x 13'0", the building as a whole extending to approximately 30'0" x 30'0".

The site further includes a mobile storage unit and a field shelter, the mobile storage unit measuring 11'5" x 11'6" and is of a timber frame construction. The field shelter is a double unit measuring 17'1" x 11'2" and is of a timber frame construction under corrugated felt roofing.

The property is accessed via an unmetalled lane, with ample parking located to the side of the stable barn. The surrounding area features a number of bridlepaths, as well as the popular Ideford Common, the area lending itself well to equestrian activity. Access to the property is off Haldon Lane public highway (please note that the entrance gate will be locked).

Access from the yard leads onto the block of permanent pasture, the pasture extending to 2.59 acres. The land is currently being grazed by horses and other animals and has been split into smaller sections with temporary electric fencing.

Stable Barn:

A modern timber framed building measuring approximately 30'0" x 30'0", with the addition of a slight overhang above the three stable doors. The building is of a timber framed construction, under a pitch galvanized metal roof with Upvc rainwater goods, founded on a hardened pad. One third of the building has been used for stabling the remaining two thirds as a tack room and hay store. The building is accessed by a large timber panel door, with a separate pedestrian access point to the other side of the barn.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX 8877	7364	Stables, Field Shelters & Yard	0.12	0.05
SX 8877	7962	Pasture	2.59	1.05
Total Area			2.71	1.10

Land:

The land is of a level gradient, used for the grazing of horses and other animals. The boundaries are in fair order enclosed by mostly mature hedging plants and a small portion of stock proof fencing, the hedges include a number of trees providing both security and protection.



Services:

The property is yet to be connected to mains services; however, connection points are nearby and quotes have been sought.

Wayleaves, Rights & Easements:

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

A search of the title register has not revealed any wayleaves, rights or easements on the land.

Tenure:

The property is freehold with the option of vacant possession upon completion. Title No. DN630219.

Overage:

There will be a covenant on the land whereby if planning permission for residential development is granted within 25 years of completion 25% of the uplift in value over the base value will be payable within 12 months of grant of planning permission.

Local Authority:

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

Viewing:

Viewings by appointment only. Rendells Rural Department - Newton Abbot Office
(01626) 353881 or email: commercial@rendells.co.uk

Plan:

The sale plan has been prepared from Land Registry and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Directions

From the Ideford Interchange of the A380 turn right towards signs for Ideford. Continue along this route for 0.3 miles and turn left towards Holdon Lane, then turn immediately left again onto the unmetalled Haldon Lane. The property is located a short distance on your right.

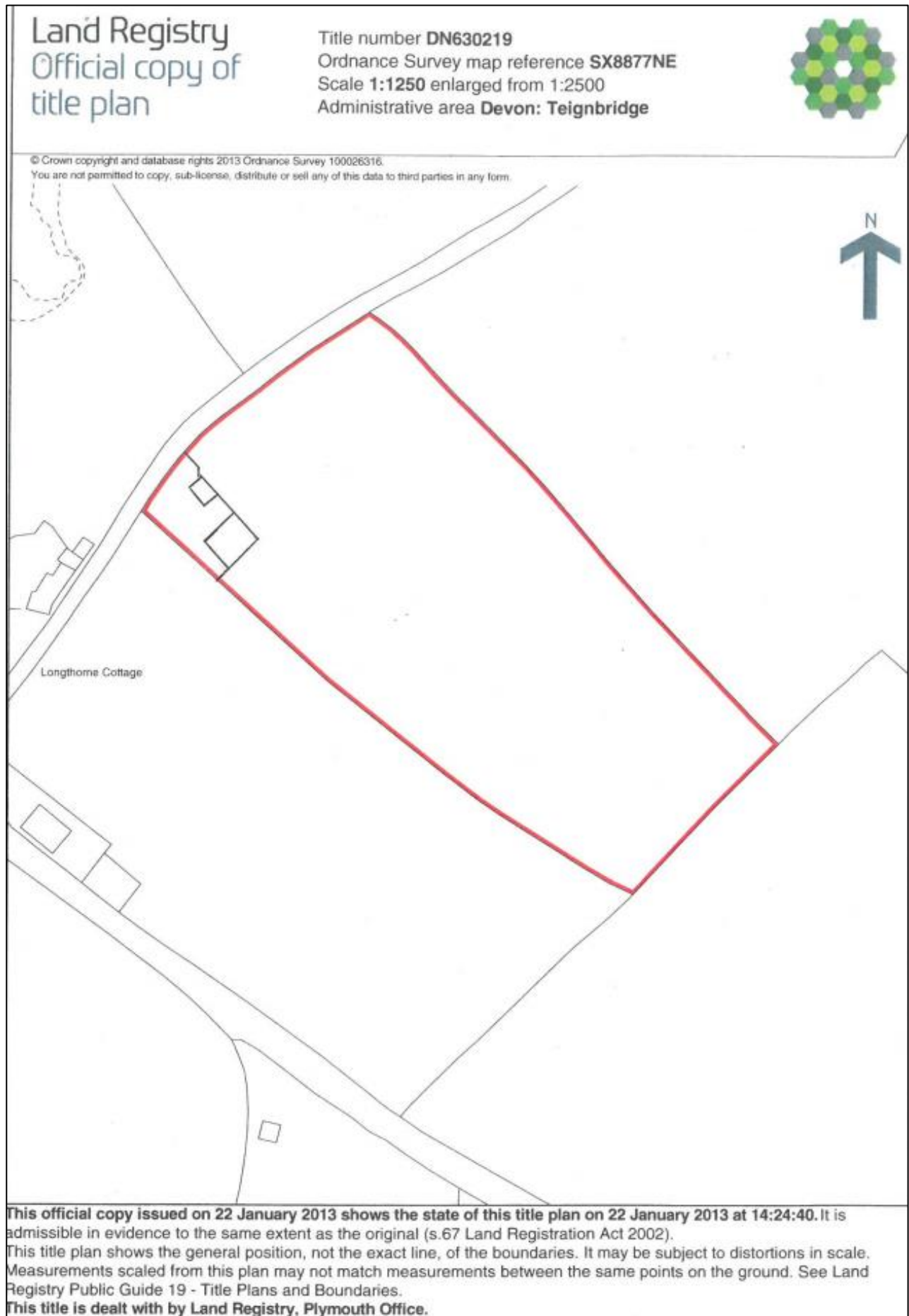
What3words: splits.shape.pushover

PLEASE NOTE: Sat Nav will take you just short of the property and so you will need to continue for another 100 yards, the property located on your right.

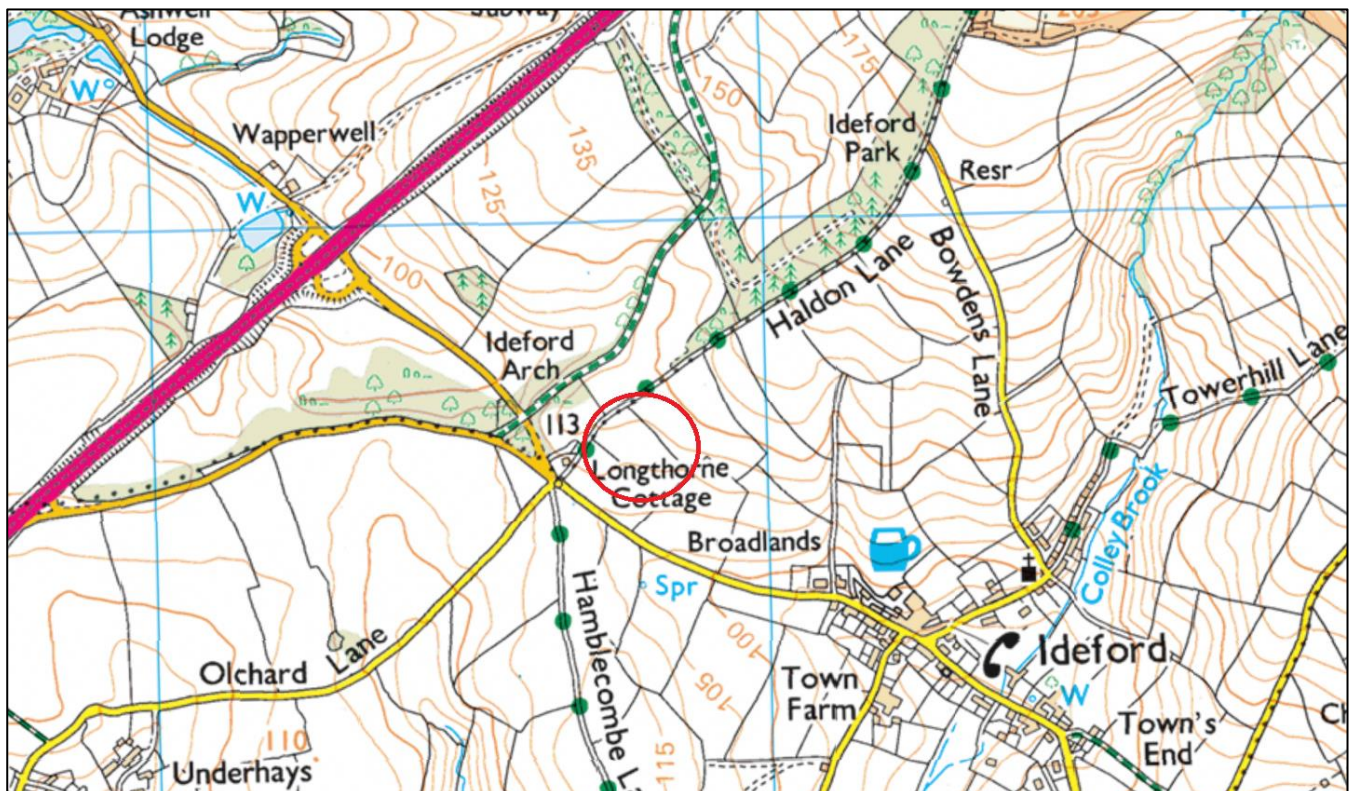
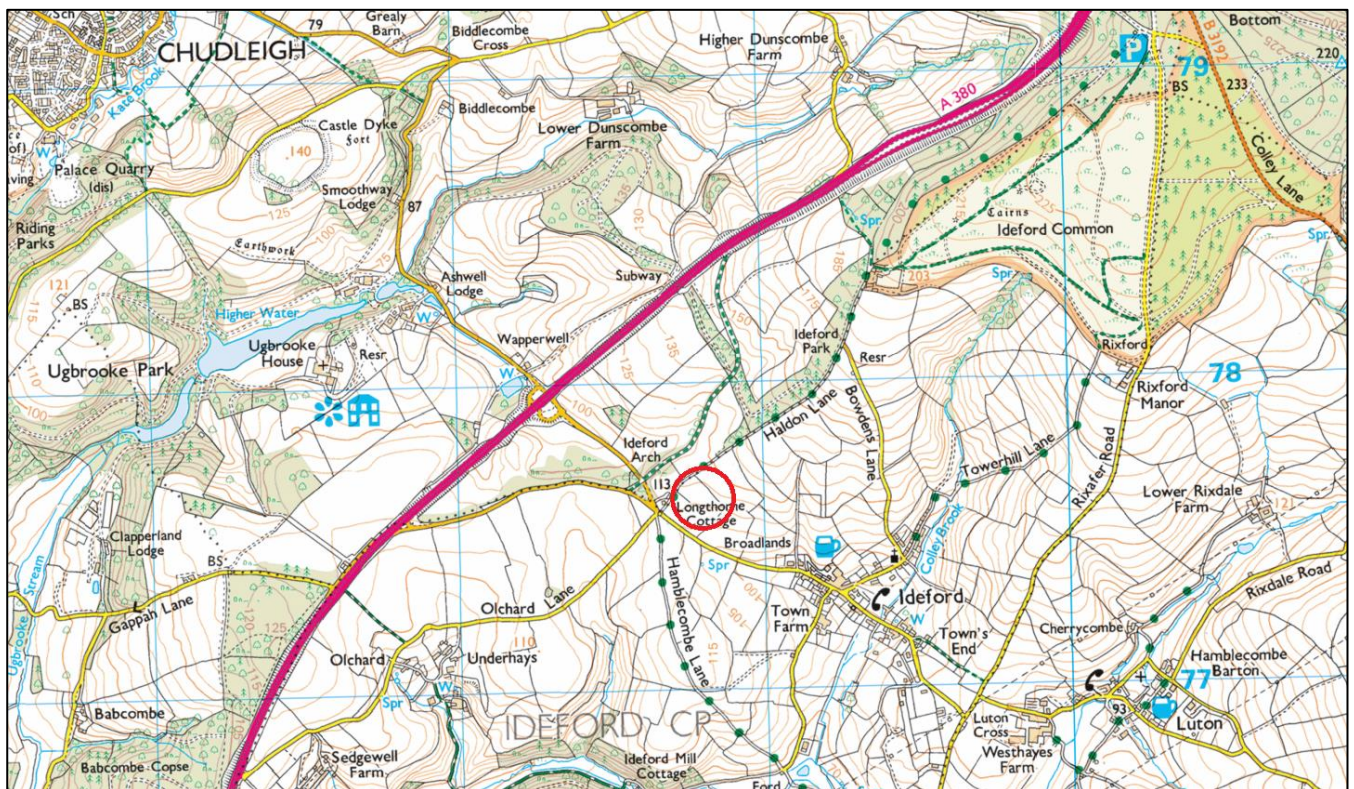


Sales Plan:

(Plan for identification purposes only – not to scale.)



Location Plan:





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.



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