

STAGS

Land at Higher Holcombe Farm , Higher Holcombe Road, Teignmouth, Devon TQ14 9NP

Approximately 2.44 acres of grassland in a commanding position overlooking Holcombe and the coast.

Holcombe 1.7 Miles - Teignmouth 1.7 Miles - A380 5.6 Miles - Exeter 16 Miles

• For Sale by Informal Tender - All offers to be received by 12 noon Tuesday 4th August • Approximately 2.44 acres of grassland • Far reaching countryside and sea views • Excellent access routes to Teignmouth and the A380 • Nearby footpath to Holcombe and beach • Highway frontage • Freehold

Informal Tender £75,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is located on the northern edge of the coastal town of Teignmouth, approximately 1.8 miles from Teignmouth seafront. Teignmouth hosts a good range of local amenities, including a range of bars and restaurants, cafes, supermarkets and a hospital. The beach has a range of amusements and is popular with locals and tourists alike.

The B3192 provides good communication links to the A380 and A38 giving direct access to Exeter and the M5 motorway.

DESCRIPTION

The land at Higher Holcombe Farm presents an opportunity to acquire an attractive paddock in a commanding elevated position extending to approximately 2.44 acres enjoying fine across open countryside and Holcombe Beach.

The land is of regular shape and comprises a single enclosure of permanent grassland, suitable for mowing and grazing but may present scope for alterative uses subject to the necessary consents. The land is identified as Grade 3 according to the Natural England Provisional Land Classification Maps.

There are a number of footpaths and quieter roads locally providing good horse riding and walking routes towards Teignmouth and Holcombe.

ACCESS

The land benefits from direct access from Higher Woodway Road. Access will be via a full and free right of way at all times for all purposes along the area hatched red on the sale plan. The incoming purchaser will be obligated to contribute to the maintenance and up keep of the area hatched red on a fair proportion according to use basis. The incoming purchaser may upgrade the access if required.

SERVICES

No mains services are connected. Prospective purchasers must satisfy themselves as to the availability of future connections.

METHOD OF SALE

The land is offered for sale by informal tender. The closing date for tenders is midday on Tuesday 4th August.

The informal tender form is available from Stags. Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of Patrick Ellicott.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. 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 done by means of an on-line check undertaken by Stags. Please refer to the informal tender form. The vendor is not obligated to accept the highest or indeed any offer received.



TENURE AND POSSESSION
The land is held freehold and is available with vacant possession on completion.

SCHEMES
The land is not entered into any environmental schemes.

LOCAL AUTHORITY
Teignbridge District Council - https://www.teignbridge.gov.uk/

SPORTING AND MINERAL RIGHTS
The Sporting and Mineral Rights are included with the freehold insofar as they are owned.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. No public rights of way affect the land. Access to the land will be taken via a right of way at all times for all purposes as identified on the sale plan.

PLANS & BOUNDARY FENCES
A plan which is not to scale, is included with these sale particulars for identification purposes only. The incoming purchaser will be required to erect a stockproof boundary fence between points B & C on the sale plan within 4 weeks of completion and this will remain the responsibility of the purchaser. The vendor will be responsible for erecting and maintaining a new stockproof boundary between points A & B.

VIEWING
Strictly by prior appointment with Stags. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS
From Teignmouth town centre (train station), follow Exeter Road and take the first exit at the roundabout onto Myrtle Hill. Follow the A379 for approximately 0.7 miles and turn left onto New Road. After approximately 0.3 miles turn right onto Higher Woodway Road and follow the road for approximately 0.5 miles. The land will be on the right hand side and identified by the Stags for sale board.

What3words; ///defended.merge.whistle

AGENTS NOTE
The land currently forms part of a larger title (DN338224) and will be split off from this title upon sale.

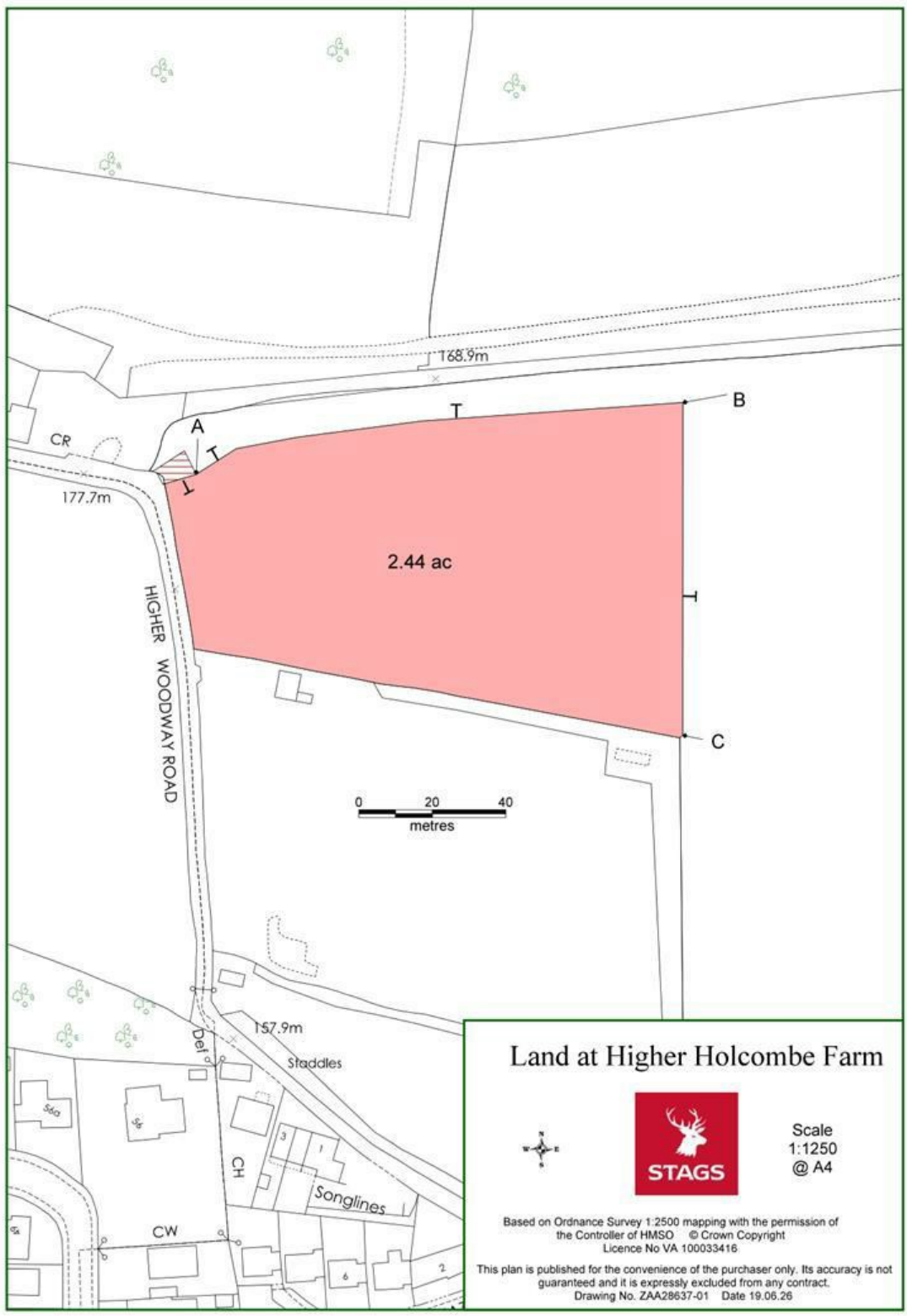
DISCLAIMER
Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.











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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.