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01803 865454 | totnes@stags.co.uk

## Land At Middle Rocombe, Stokeinteignhead, TQ12 4QL

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3.04 acres in total, split into two, non-adjoining parcels

Newton Abbot 4 miles Exeter 20 miles Totnes 13 miles

• Available as a whole or in two lots • Lot 1: extends to 2.86 acres, guide price £30,000 • Lot 2: extends to 0.18 acres, guide price £15,000 •

**Informal tender £45,000**

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### SITUATION

Both lots are situated in the hamlet of Middle Rocombe, just over a mile from the village of Stokeinteignhead which offers a village shop, a public house, a church and a thriving rural community. The A380 main road at Newton Abbot is only 3½ miles away leading on to Exeter, 19 miles to the north and to Torquay and the South Hams Area of Outstanding Natural Beauty to the south.

### DESCRIPTION

3.04 acres in total, the land is split into two, non-adjjoining parcels and as such it is offered for sale as a whole or in two lots:-

#### Lot 1 - SX9069 8367

Lot 1 extends to 2.86 acres (1.16ha) of sloping orchard / pasture land with a number of small agricultural storage buildings and workshops (a mixture of timber, corrugated iron and concrete block construction). This Lot is accessed via a stone/earth access track (in separate ownership) with a public right of way over by foot for the benefit of the land.

#### Lot 2 - SX9069 9864

Lot 2 extends to 0.18 acres (0.07ha) of mature woodland / amenity land. It is currently home to a static caravan and timber lodge although neither benefits from any planning permission for residential use. This Lot directly adjoins the public highway and benefits from pedestrian access only. This Lot is sold as seen with the structures in situ.

### SERVICES

There are currently no services connected to either Lot. Services may be available locally, but prospective purchasers are advised to make their own enquiries regarding availability and cost of connection if required.

### METHOD OF SALE

The land is offered for sale by Informal Tender and is available as a whole or in two lots as described. Tender forms are available from the agents and should be completed and returned to Stags Totnes office by midday on Friday 30th June 2017.

### SPORTING AND MINERAL RIGHTS

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



Lot 1 : Sloping orchard

### GRID REFERENCE

SX9069 8367 and SX9069 9864

### TENURE

The land is all held freehold with vacant possession.

### WAYLEAVES AND 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.

### PLANS AND BOUNDARY FENCES

A plan, which is not to scale, is available on our website or from the agent and is for identification purposes only. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy. The vendor shall not be called upon to define the ownership of boundary fences.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361101. Website: [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

### VIEWING

Strictly by prior appointment, please contact Stags Totnes office 01803 865454.

### DIRECTIONS

From the Penn Inn roundabout at Newton Abbot head east on Shaldon Road towards Shaldon/Stokeinteignhead, then take the first right onto St Marychurch Road. After approximately 2½ miles turn left onto Newton Hill (third left turn after you pass the garden centre). Follow Newton Hill until you reach Middle Rocombe hamlet, the access track to Lot 1 is found on the left hand side, on a sharp corner to the right. A little further along Newton Hill there is a thatched property and another sharp corner this time to the left, a timber pedestrian access gate to Lot 2 is located a few hundred yards beyond this sharp corner on the left hand side, the caravan and timber lodge can be seen from the road.

From Stokeinteignhead, head north west out of the village centre on Ivy Tree Hill and turn left onto Newton Hill, follow this road for approximately ¾ of a mile, both Lots can then be found as above but on the right hand side.



Lot 2 : Mature Woodland



The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

Tel: 01803 865454

Email: [totnes@stags.co.uk](mailto:totnes@stags.co.uk)