

Established



1816



Land and Barn, Foot Lane, Dacombe, Newton Abbot, TQ12 4ST

Offers in Excess of £100,000

Set in the delightful Devon valley offering 1.38 acres of agricultural pasture with the benefit of a modern timber frame agricultural building set on a concrete pad with access track.

DRO03275

Rendells - Totnes
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Description

The land is situated on the 'T' junction of Pitland Lane and Foot Lane in the delightful valley of Dacombe, with the public highway running from Coffinswell to Dacombe located 0.6 miles to the West. Access to the pastures over a hard standing leading to a metal gate opening into a turning area with access track to the timber frame barn measuring 9m x 9m (on a concrete pad). Two sets of double opening doors to the front giving plenty of access to storage and partitioned bays. There is a rain water collection system to the rear of the barn with a collection of IBCs (intermediate bulk containers).

The barn benefits from plenty of hard standing to the front. The pasture is gently sloping with two vehicular access gateways, one at the bottom of the track and one just off the hardstanding from the timber barn. There is a new Devon bank spanning the length of the track with post and rail fencing to the bank and devon hedging to the west and to the south. Stock Fencing to the Northern Boundary. The land and barn offers a secluded spot with easy access to the main road from Torbay through to Milber and Newton Abbot.

- Pasture amounting to 1.38 acres
- Newly laid track
- New timber frame agricultural barn
- Planning application number: 23/01492/FULL

Schedule of Land

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
9068	2732	Permanent pasture.	1.38	0.55

Services

No mains services connected. Rain water harvesting, solar and battery lighting.

Wayleaves, Rights & Easements

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

Tenure

The property is freehold with vacant possession.

Manner of Sale

The land/property is being offered on the open market by private treaty.

Local Authority

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

Viewing

Viewings by appointment only. Rendells Rural Department – Totnes Office (01803) 863888 or email: totnesrural@rendells.co.uk

Directions

From Penn Inn roundabout in Newton Abbot take the Shaldon Road, then turning immediately right and joining the St. Marychurch Road. For approximately 2.2 miles continue along the St. Marychurch Road until the Pitland Lane T-junction, take the right turn onto Pitland Lane continue down the hill for 0.36 miles.

What3words: <https://w3w.co/walnuts.genius.remit>



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Newton Abbot, Devon TQ12 4ST
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