

Established



1816

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

Farm View Stables & Land East Ogwell, Newton Abbot, Devon, TQ12 6EP



**A Complete Livery Yard with Extensive Stabling, Storage, Sand
Menage, Hardstandings and Pasture Land
Extending to about 11.2 acres.
Mains Electricity and Water Supply**

Offers in Excess of £230,000

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



Farm View Stables, East Ogwell, Newton Abbot, Devon, TQ12 6EP

Situation and Description

Farm View Stables are situated within walking distance of East Ogwell Village Centre and only 2 miles from Newton Abbot. The yard is set amongst quiet lanes with immediate access to the region's numerous bridle paths set in pleasant Devonian countryside whilst retaining good links to surrounding settlements.

The stables are accessed by a driveway leading up to a large, secure gated entrance on the East Ogwell to West Ogwell road. Behind the entrance is an area of hardstanding large enough to comfortably park a number of horse boxes and cars.



To the side of the hardstanding area and adjoining the roadside, is a useful timber ramp and walkway for unloading wheelbarrows into a removable manure store.

The main yard comprises 3 stables blocks set around a free-draining concrete surface which is lit by a number of outdoor floodlights. There are well positioned water taps and all Blocks are equipped with electrical power sockets. The buildings provide plentiful accommodation for horses and ponies as well as large areas for storing tack and fodder.

Block 1 (48'0" x 13'0") - A range of timber constructed stables standing on a concrete platform under a corrugated Onduline roof. Each stable has electrical lighting and kick boarding. Affixed to the end of the Block is a timber lean-to which is approximately 5ft in width.

Block 2 (37'0" x 13'0) – Running at right angles to a passageway between Block 1. Block 2 comprises a range of timber constructed stables fixed to a concrete base under a single pitch galvaprime roof. Each stable has electrical lighting and kick boards. Some of the stables have been adapted to incorporate internal tack rooms which are secure.

In addition, and adjoining Block 2, there are a further range of timber stables, a tack room and a fodder store all under a single pitch roof with a 10ft lean-to over the stable doors. To the rear of this structure is a double bay timber shed/machinery store under a single pitch galvaprime roof with a dry mix concrete floor.

Block 3 (60'0" x 15'0") – Opposite Block 2 is a larger general storage building constructed from timber under a galvaprime roof. The building has been divided into 2 large fodder stores, an office with electric and lighting and tack room.

The stable yard is enclosed by a timber post and rail fence which leads to an all-weather, fully drained sand based exercise arena (40 yards x 20 yards).

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Hardstanding

A gently sloping area enclosed by fencing and used for storing the current owners business equipment for arboriculture work. Accessed by a gate from the main driveway in front of the main entrance gates.

Land

The land is separated into 2 fields which extend to approximately 10 acres of paddock pasture. Boundaries are comprised of mixed hedgerows fronted by stock fencing. The land is generally level or gently undulating and copes well with hooves during wetter periods. Both fields benefit from a mains water supplied which is connected to separate drinking troughs and a standing water tap. The fields are temporarily divided by post and tape fencing. A track leads to the livery yard from both fields.

Schedule of Land

SX Map Sheet	Field No	Description	Size (Acres)	Size (Hectares)
SX8370	2921	Pasture	8.27	3.35
SX8370	4314	Stable Yard, Ménage, Hardstandings and Pasture	2.96	1.20
Total Area			11.24	4.55

Basic Payment Scheme

No basic payments are included.

Livery

6 stables are let on livery. 5 of the occupants pay £130pcm and 1 £50pcm equivalent to £8,400 a year.

Services

Water

Mains water is connected to the property and supplies fixed water taps in the stable yard and metal livestock troughs in both fields.

Electricity

The property benefits from a mains electricity connection.

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 mainly vacant possession subject to the occupancy of 6 stables for livery.

Local Authority

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

Viewing

Viewings by appointment only.

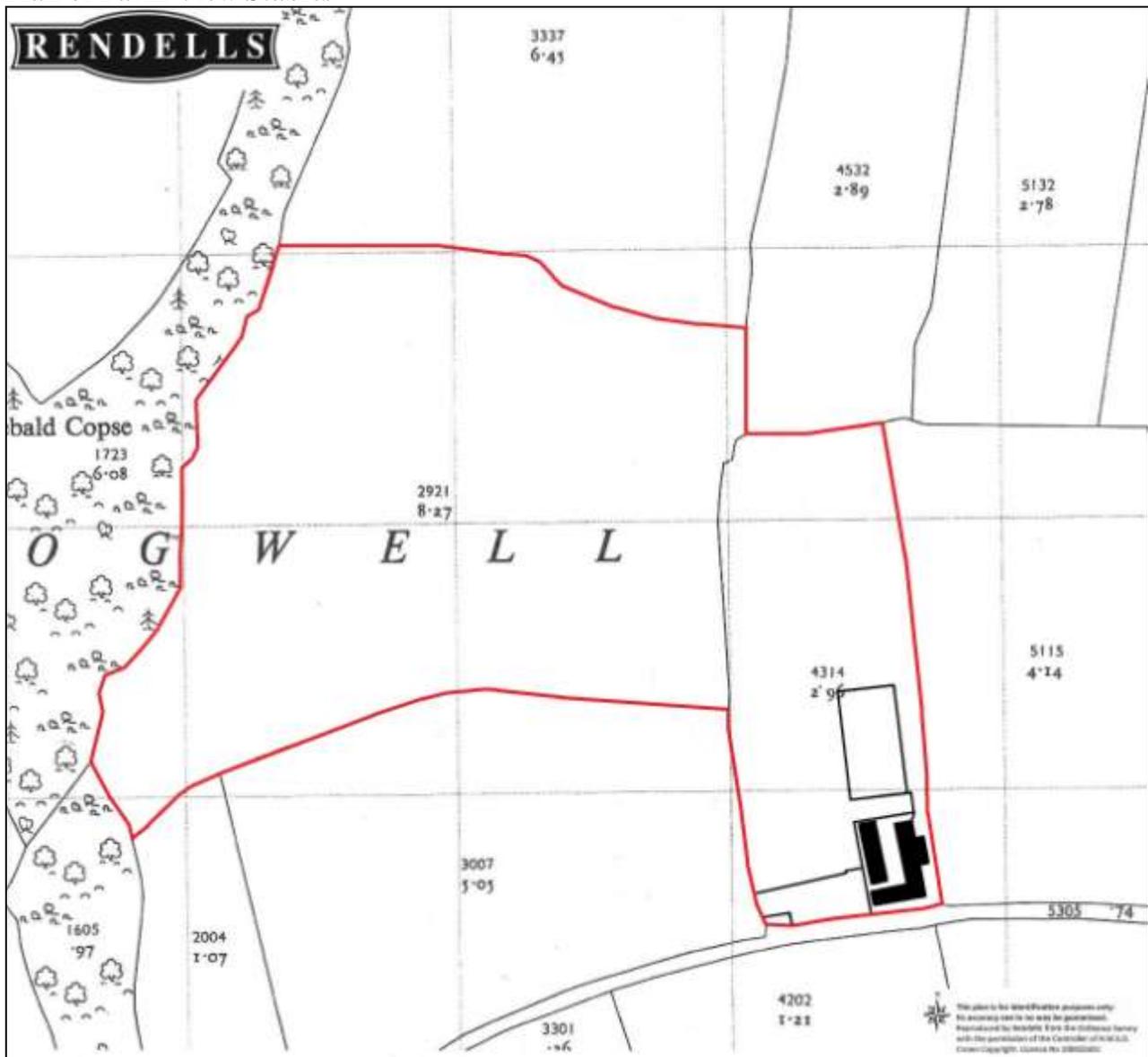
Rendells Rural Department - Newton Abbot Office (01626) 353881.

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Plan

The sale plan has been prepared from an Ordnance Survey Plan 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.

Plan of Farm View Stables

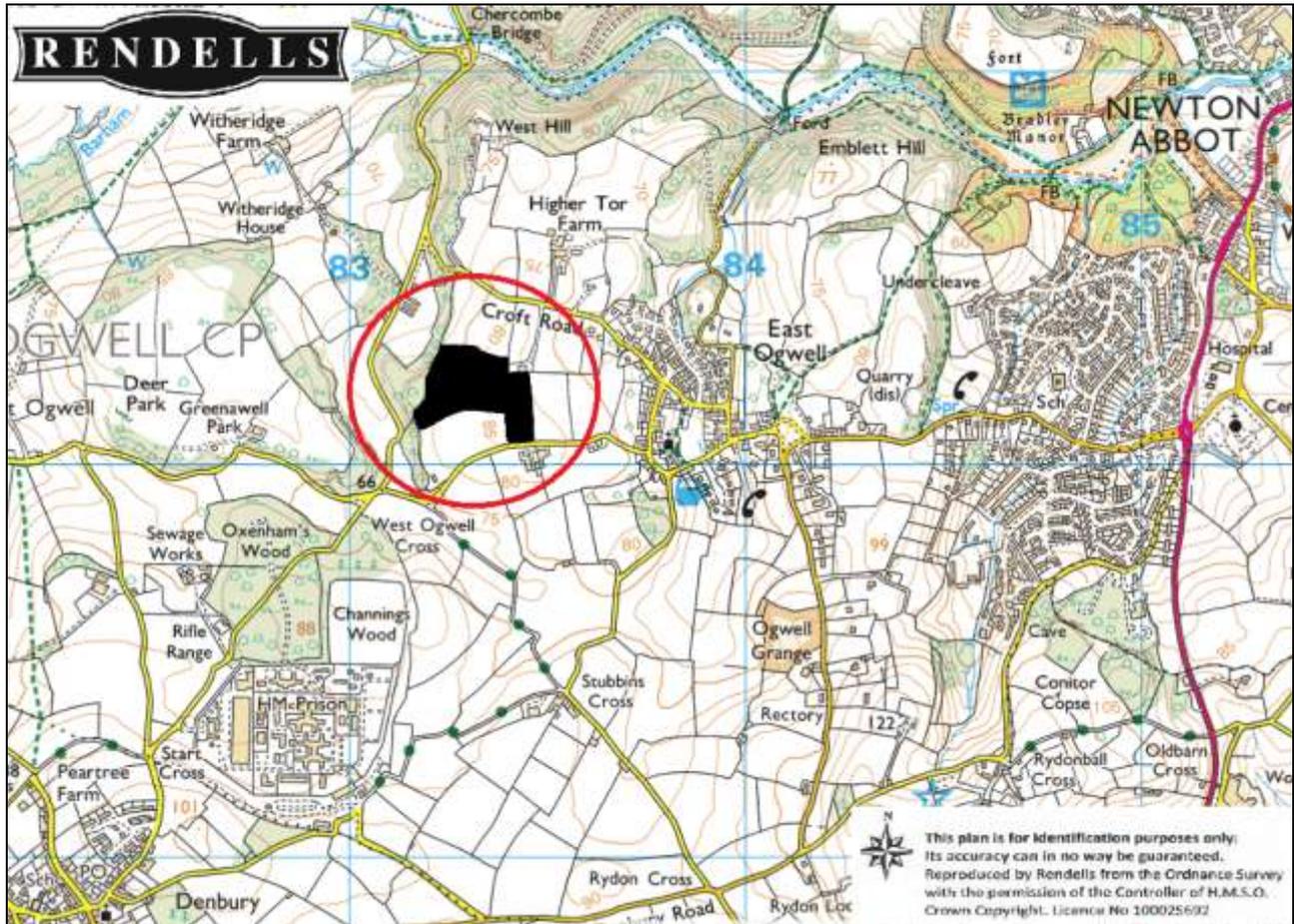


(Plan for identification purposes only – not to scale.)

Directions

Leave Newton Abbot on the road to Totnes and take the 3rd exit on the mini roundabout following signposts to East Ogwell. Turn right at the village green and drive through East Ogwell Village centre, passing the Jolly Sailor Pub on the left. Follow the road straight on signposted Denbury and West Ogwell. The property is situate on the right hand side of the road and is marked with a large Rendells Sale Board.

Location Plan of Farm View Stables



Consumer Protection from Unfair Trading Regulations 2008

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 finalising 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 finalising 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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