



LAND AT TUCKETTS FARM  
NETHERTON, DEVON

JACKSON-STOPS 

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LAND AT TUCKETTS FARM, NETHERTON, NEWTON ABBOT, DEVON, TQ12 4RL

## A PROMINENT PARCEL OF PASTURE AND WOODLAND ON THE BANKS OF THE TIDAL TEIGN ESTUARY

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### DESCRIPTION

The land forms a compact parcel of mainly pasture gently sloping down to a strip of native hardwood trees along the foreshore of the estuary. The single enclosure is well fenced and has a gated access from Hackney Lane. Within the field there are a couple of specimen trees and an old pit that accommodates further broadleaved trees.

Along the foreshore, runs part of the Templer Way, an 18-mile footpath that follows the historic route that worked granite for building was taken from the quarries on Dartmoor to the docks at Teignmouth.

There are no Basic Payment entitlements offered for sale with the land. There is a water trough on the land supplied from the adjoining owner's private supply. The purchaser may continue to draw water for agricultural use on condition of installing a sub meter and paying for use.

### SITUATION

The land lies on and with frontage to the south bank of the estuary of the tidal River Teign. The river channel and the intertidal mudflats dominate the landscape, and along with the enclosing hills and expansive cross-estuary views form an important part of this beautiful part of Devon. The appearance of the estuary changes markedly depending on the state of the tide – from full of water and effectively a branch of the sea at high tide, to extensive mud flats with much activity from seabirds and waders when the tide recedes. From the land there are widespread views out to the surrounding landscapes, including the high ground of Dartmoor to the east and the ever-changing estuary it adjoins.

The area is readily accessible via the A380 dual carriageway that links to the motorway network at Exeter. The immediate access to the land is from Hackney Lane which is an unmade (but passable in a car) public lane.

### DISTANCES (approximate)

Newton Abbot 2 miles

Exeter 20 miles

Beaches at Shaldon 5 miles

### SUMMARY

- Gently sloping pasture
- Well fenced
- Panoramic views
- Woodland fringe and individual trees
- Frontage to the Teign Estuary
- Vehicular access from the lane
- About 14 acres in all

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## PROPERTY INFORMATION:

### Directions

From Exeter take the A38 south towards Plymouth but then fork left onto the A380 towards Newton Abbot. At Newton Abbott leave the A380 and bear left at the traffic lights at the bottom of the slip road. Follow the signs for Combe in Teignhead on Shaldon Road. About ¼ mile outside the built-up area take the first turning left signposted Lower Netherton. After a further ¼ mile, the lane bears sharply to the right and Hackney Lane runs straight on by the Cricket Club. There is currently no parking space at the field as the gate is locked, so leave your car on this top junction and walk down Hackney Lane to the field gate on the right at the bottom of the hill.

### Viewing:

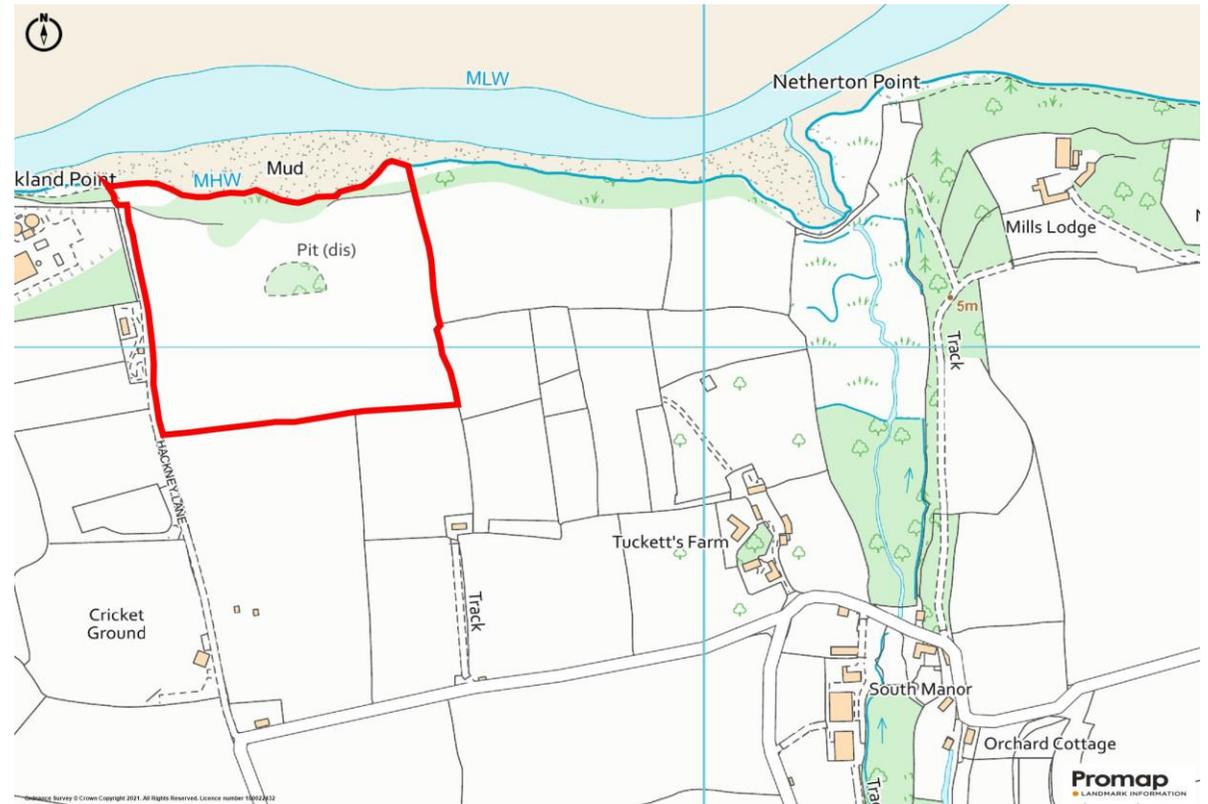
Unaccompanied viewing can be carried out at any time during daylight hours but the agents should be notified in advance. Viewers should be mindful of the hazards associated with agricultural and woodland particularly unprotected rock faces and uneven surfaces.

### Local Authority:

Teignbridge District Council 01626 361101

### Tenure:

For sale freehold with vacant possession on completion.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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