



Oak Tree Stables Broadhempston, Totnes, Devon TQ9 6BN



An exceptional opportunity to acquire a well-appointed equestrian timber barn extending to approximately [externally 95.2 sqm], comprising three stables, a tack room, and a separate hay store. Set within approximately 4.58 acres (1.85 hectares) of permanent pasture, the property enjoys a highly desirable position in the heart of the sought-after village of Broadhempston.

- Approximately 4.58 acres (1.85 hectares) in all
- Benefiting from a substantial timber equestrian barn comprising 3 stables and a tack room with hardcore parking area
- Good road access
- Rural location with safe hacking
- In close proximity to popular equestrian teaching facilities
- Benefits from a mains water supply to the barn and servicing two troughs
- Natures Head compost solar toilet
- Large hay storage tent (9m x 3m)
- For sale by Formal Tender with a closing date of **Tuesday 28th July 2026** at 12 noon

Farms, Land & Smallholdings
6 Fore Street South Brent TQ10 9BQ

📞 01364 646177
🌐 luscombemaye.com

 **Luscombe Maye**
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DIRECTIONS

From the A38 southbound towards Plymouth, take the Peartree exit and turn left onto Cabbage Hill. After 2.5 miles, turn left at Memory Cross towards Broadhempston. Continue for 0.8 miles and follow the right hand bend, then after 0.5 miles turn left opposite the church. Follow the road for approximately 100 yards and the entrance gate to Oak Tree Stables is on the right hand side.

What3Words Location – escapades.trophy.small

SITUATION

The land is situated on the periphery of the village of Broadhempston, outside of an area designated as National Landscape (formerly known as Area of Outstanding Natural Beauty) in the Teignbridge area of South Devon.

The nearby market town of Ashburton is approximately 5 miles to the north west, and Totnes being 5 miles to the south. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 4.5 miles distant.

DESCRIPTION

Oak Tree Stables extends to approximately 4.58 acres (1.85 hectares) in all, as outlined in red on the site plan.

The property benefits from a substantial timber-clad barn extending to approximately 95.2 sqm [11.2m x 8.5m] providing excellent equestrian facilities including three stables, a well-equipped tack room and feed store, with scope to create a fourth stable if required.

The barn features solar-powered lighting, electric fencing and CCTV, together with a backup generator. Additional improvements include a secure hardstanding area, solar-powered Natures Head compost toilet, hay storage tent and storage shed.



The land is divided into three well-fenced paddocks, and benefits from a centrally positioned field shelter accessible from each enclosure. Mature boundary trees provide natural shelter.

The paddocks are all secured by wooden post and electric tape and all have the ability to be electrified as required. The owners used solar panels for this purpose.

Access to the property is via secure double metal gates, with extensive hardstanding providing ample vehicle and trailer parking. A separate enclosed area offers potential for use as an orchard or additional grazing. The setting is further enhanced by a peaceful picnic area overlooking the surrounding countryside.

There are 3 solar panels on the barn, which service internal lighting, the electric fencing and CCTV security system. The CCTV system has a router which allows remote access via wifi.

There is a separate Champion dual fuel generator housed separately to the barn which provides back up internal lighting and enables a power supply to the barn as required.

Outside the barn is a secure hard standing area which could be utilised as a loafing area if required or could give further options to adapt the barn by extending it, subject to any necessary consents.

The owners have built 4 cross country jumps in the fields which can all be jumped as a course as the fencing provisions have allowed ready access to all jumps.

The owners have thoughtfully adapted the land and stables so that they had all the facilities to spend many hours enjoying their horses and the countryside, many of these were spent enjoying the views at the picnic bench! With a strong wifi signal this enabled them to remain connected whilst there.



For those with an interest in riding and training, the current owners have created four cross-country jumps, which can be ridden as a course thanks to the thoughtful layout of the paddocks and fencing. The flat ground enabled the current owners used the area behind the barn as a dressage arena in the summer.

A schedule of the land is set out below :-

Field no	Description	Acres	Hectares
SX7966 9644	Driveway, Stables & Permanent pasture	2.19	0.87
SX8066 0153	Permanent pasture	2.39	0.98
Total		4.58	1.85

EQUESTRIAN INFORMATION

Bosankos Sports Horses is located just 500 metres away and offers a big jumping arena with jumps and a smaller dressage arena to hire just 0.2 miles to the north-west.

Redpost equestrian is approx. 3 miles away and offers shows through the summer months including coach Mikey Tuff.

Crokers Equestrian is just 3 miles to the east, being approximately a 10 minute travel by lorry/trailer. Coaching is available here as well as arena hire and competitions.

SERVICES

The property benefits from a mains water supply to the

barn as well as supplying two double water troughs which are mains water supplied and allow drinking water from any paddock.

Electricity is powered by a generator and there are also three solar panels; one which does the lighting inside the barn and the electric fences and the other two are responsible for the security system and mobile router. The generator is housed inside a concrete shed extending to 5.04 sqm [2.4m x 2.1m].

PLANNING CONSENT

Planning permission was granted on 7th February 2020 ref. 20/00158/FUL for stables and creation of a new access.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way as far as known.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale, as far as are known.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

LOCAL AUTHORITY

Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101

GUIDE PRICE

£160,000

* Further photographs of the property are available on the online listing to view. *

METHOD OF SALE

Oak Tree Stables is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Tuesday 28th July 2026 at 12 noon** and all tenders must be submitted to Luscombe Maye Offices of 62 Fore Street, Kingsbridge or 6 Fore Street, South Brent in a sealed envelope clearly marked 'Oak Tree Stables'.

Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

Any tender by the deadline date received will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via their own solicitor), within 24 hours of written acceptance of their offer; failure to do so may result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute an exchange of contracts and be treated as a binding contract and legal completion and payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the legal pack.

If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met and this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of £2,000 plus VAT as an administration fee in addition to their tender price on completion.

Please note, the seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.



NOTE - A list of items included and excluded from the sale is available upon request from the Sole Selling Agents.

LEGAL PACK

A copy of the legal pack may be requested from the Sole Selling Agents, or the Seller's Solicitors, Knapman & Co Solicitors, 16 Dendy Road Paignton, TQ4 5DB.
Attention: Mr Ray Knapman
Tel: 01803 522700 or
e-mail: info@knapmansolicitor.co.uk

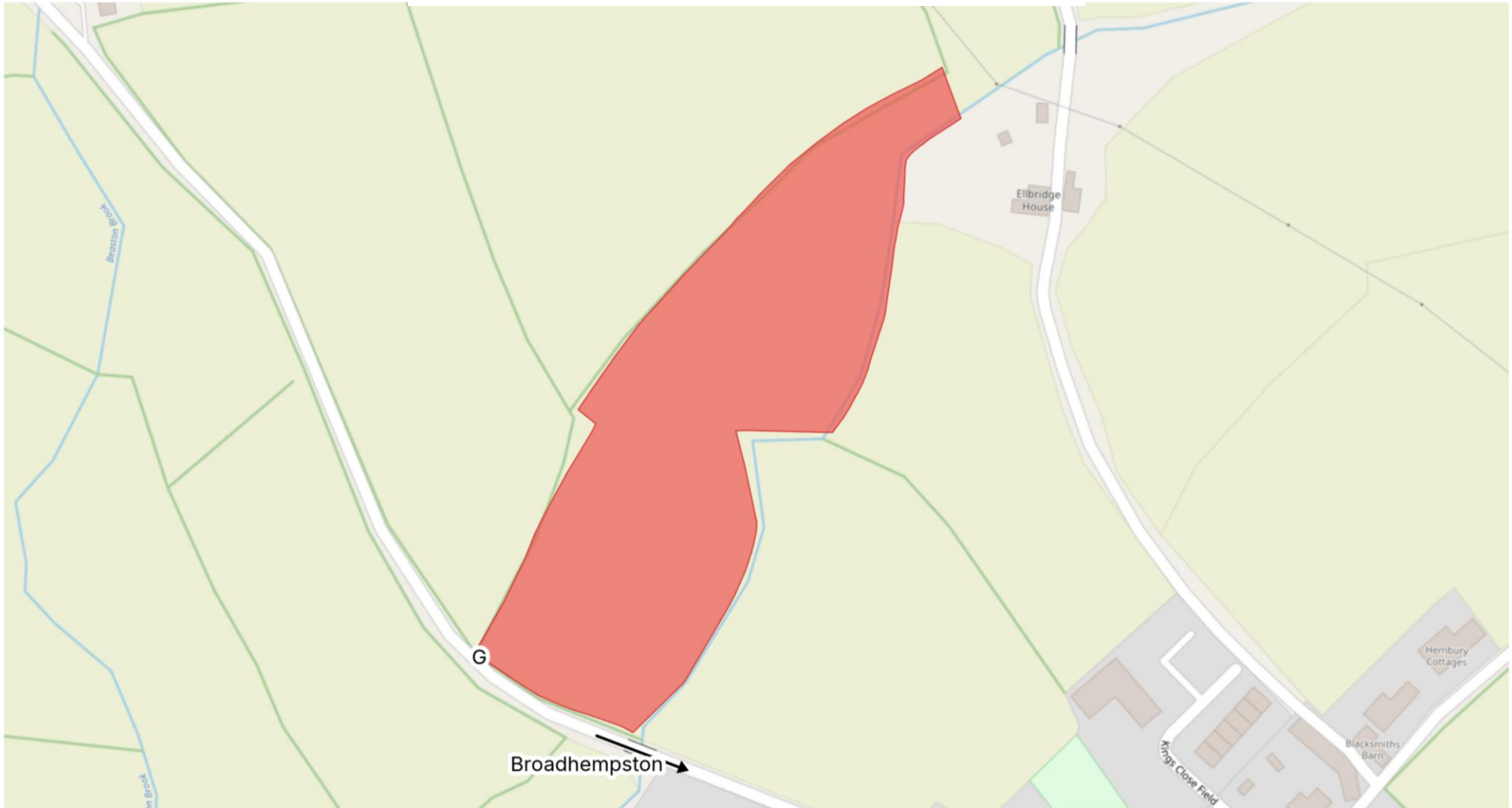
HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWINGS

Strictly accompanied and by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646177.

Site Plan
Oak Tree Stables, Broadhempston, Totnes



Sale Plan for identification purposes only. Not to be relied upon for conveyancing purposes.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

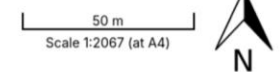
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