

# SAMPLE MILLS



Bovey Road  
Teigngrace  
Newton Abbot  
Devon

**P.O.A**  
FREEHOLD





**Bovey Road, Teignrace, Newton Abbot,  
Devon**

## **P.O.A. Freehold**

The Site is located on the edge of Teignrace, to the market town of Newton Abbot, on the East side of the A382 within easy reach of the A38 dual carriageway for onward travel for Plymouth, Exeter and the M5 Motorway.

The Site also has easy access to Newton Abbot town centre where a good range of amenities can be found, including primary and secondary schools, leisure centre, gyms, shops, doctors surgeries etc.

The renowned Stover School is situated just a few minutes' drive away and caters for ages 4 – 18, boarders and day students.

The Site benefits from open countryside views where a range of wildlife can be enjoyed, including squirrels, badgers, foxes, deer and woodpeckers.



## THE PROPOSED SCHEME

The proposed scheme comprises 12 Detached Dwellings, each will be built to a high specification reflecting the area they are situated in. The dwellings will be of a modern design incorporating some eco-friendly net carbon practices, therefore contributing to the local environment. A full schedule will be available when the application has been passed with Teignbridge Council.

There are 3 types of dwelling design:-

Type	Bedrooms	Area Sq Ft	Area Sq M
3A	3	1388	129
3B	3	1388	129
4A	4	1926	179

Type 3A - 6 dwellings in Site

Type 3B - 3 dwellings in Site

Type 4A - 3 dwellings in Site

## PLANNING APPLICATION

The Site is located within the jurisdiction of Teignbridge District Council. The Site benefits from a proposed application for 12 detached dwellings. Please note the official application is underway and the Council have asked the current vendors to put the land forward for development. All interested parties will need to make their own enquiries, subject to exchange of contracts.

## TENURE

The Freehold of the Site is offered for the sale by the Vendors with Vacant Possession.

## SERVICES

Prospective purchasers are advised to make their own enquiries regarding suitability and capacity of services of the relevant Authorities.

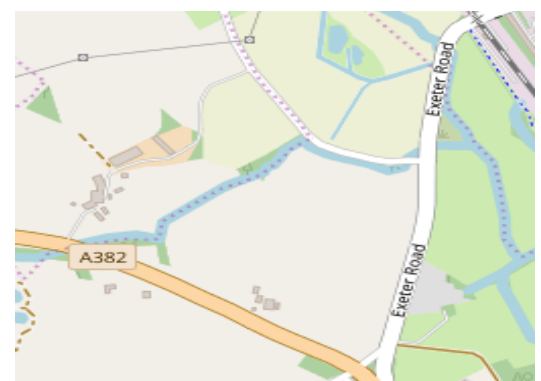
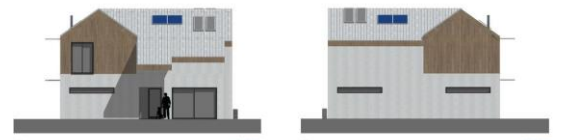
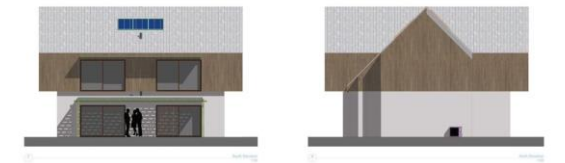
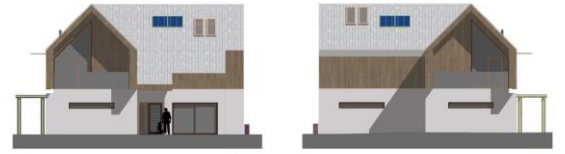
## VIEWINGS

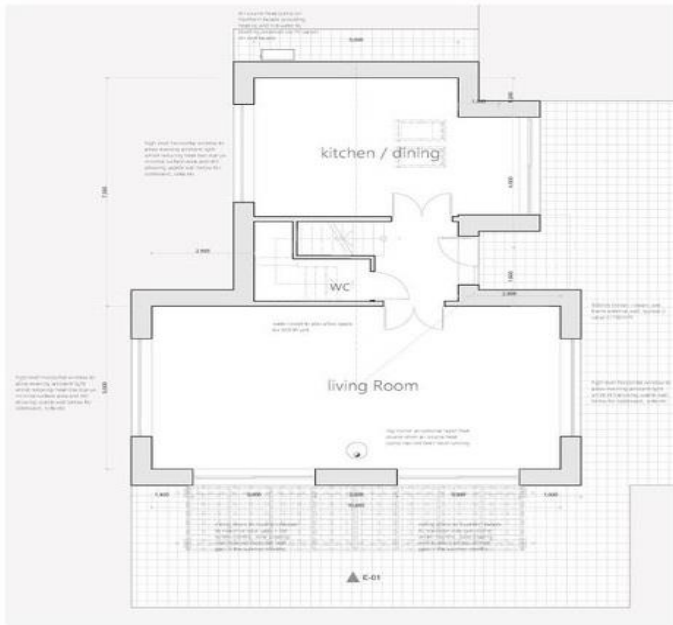
Viewings can be arranged through selling Agent Sample Mills on 01626 367018.

## METHOD OF SALE

The freehold interest of the site is offered for sale via Informal Tender.

Further information can be obtained from Sample Mills 01626 367018 [sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

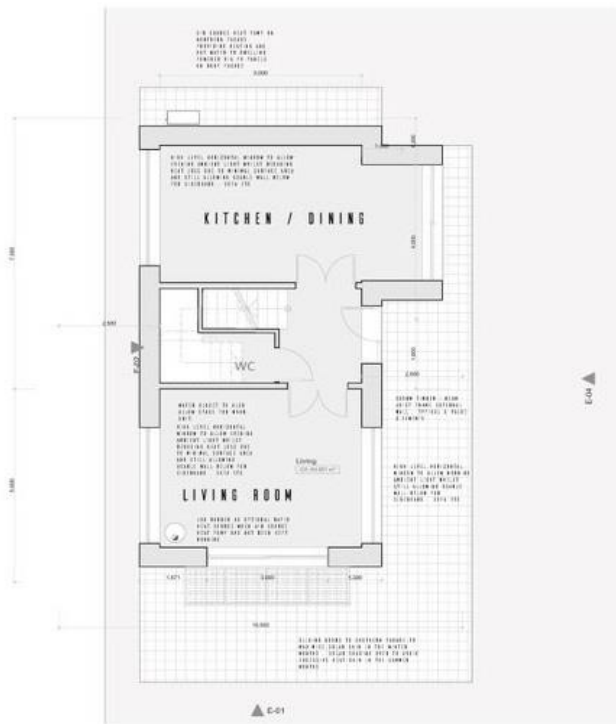




0F-Ground Floor  
1:50



01-First Floor  
1:50



0F-Ground Floor  
1:50



01-First Floor  
1:50

**SAMPLE  
MILLS**

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[www.samplemills.co.uk](http://www.samplemills.co.uk)

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

5712 Ravensworth 0191 917 9331