FOR SALE



The Former

Teign Valley Golf Course

Christow, Exeter, Devon EX6 7PA



Teign Valley Golf Course

A rare opportunity to acquire a bespoke golf, hospitality and leisure resort development scheme, with planning permission, in Dartmoor National Park.

Offers invited for the freehold property.
Guide price on request.

Strutt & Parker
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H·M·H Golf & Leisure
IN ASSOCIATION WITH benallen

Teign Valley Golf Course

Christow, Exeter, Devon EX6 7PA

A genuinely differentiated leisure and hospitality asset for the South West.

- Freehold 45.9 hectares (113.6 acres)
- Former 18 hole 5,958 yard (par 70) golf course
- Existing clubhouse with two bedroom apartment, full golf clubhouse facilities, and a part built 19 bedroom hotel
- Situated in the picturesque Teign Valley within Dartmoor National Park
- Planning Permission granted in September 2026 for:
  - Tom Mackenzie designed 12 hole 2,227 yard (par 40) golf course
  - 12 bed refurbished country inn and restaurant with 2 bed staff accommodation
  - 10 bedroom farmstead accommodation cluster
  - 16 eco cabins (one / two bed)
  - 2 covered padel tennis courts
  - 1 indoor pickleball court and 1 outdoor court
  - Event and wellness space
  - Golf starters hut
  - Practice hut
  - New woodland pasture and sensitive habitats
- 176.7 units of BNG
- Located close to Exeter (10 miles / 30 mins drive) and within easy reach of many of the South West's noted tourist attractions
- Suitable for a range of alternative residential, equestrian and agricultural uses (subject to planning permission where necessary)

Offers invited for the freehold property.
Guide price on request.









A protected, characterful Dartmoor valley setting approximately 30 minutes' drive from Exeter, within reach of Castle Drogo, Go Ape Haldon, Moreton-Hampstead and the South Devon coast.







Teign Valley Golf Course presents a rare opportunity to acquire a landscape led golf, hospitality and leisure resort development scheme in the heart of the Dartmoor National Park. The proposal reimagines an existing 18-hole golf club as a 12 hole course set within restored woodland and species-rich meadow, anchored by a refurbished Country Inn & Restaurant, a boutique Farmstead suite cluster, sixteen woodland Eco Cabins, and dedicated padel tennis and pickleball facilities whilst preserving and enhancing the beauty of the Teign Valley







A widely respected, nature-led design ethos — rammed earth, cross-laminated timber, zinc and locally sourced cladding — aligned with Dartmoor National Park Design Guide and the Dartmoor Local Plan 2018–2036.

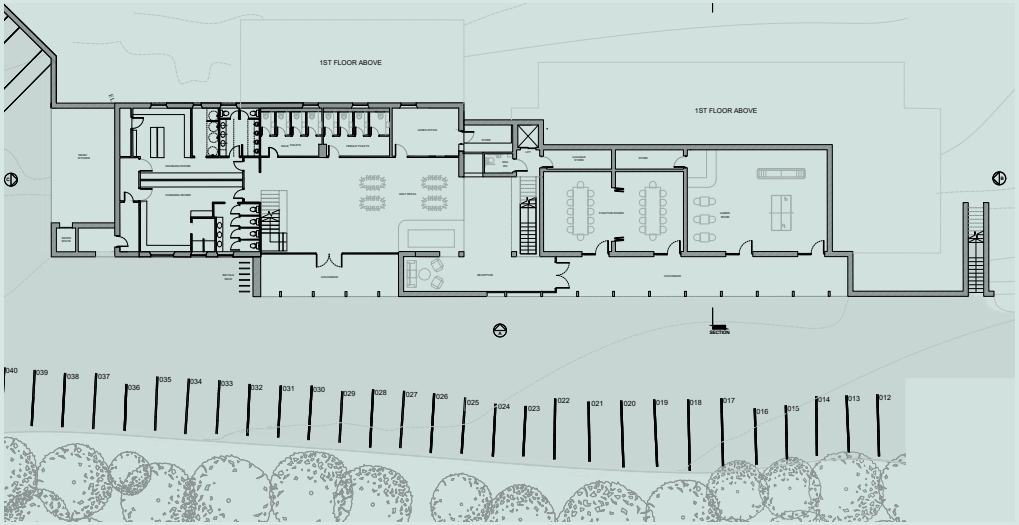
Proposed Redevelopment Scheme



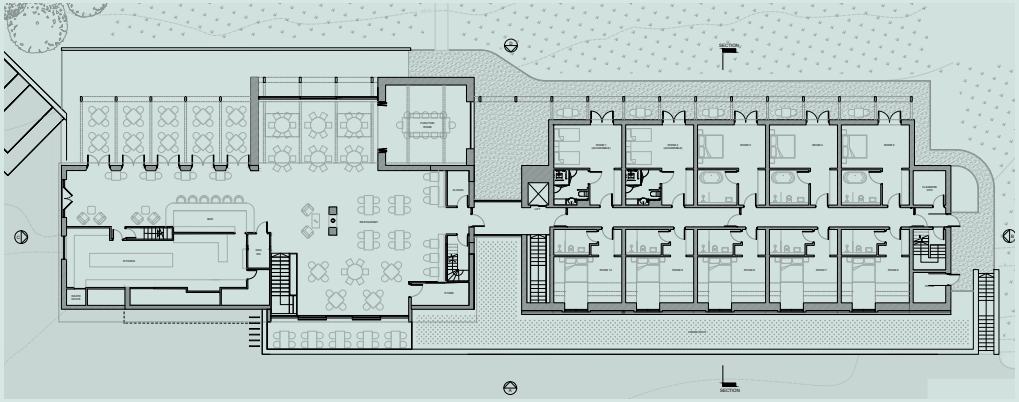
Indicative Plan - Not To Scale

Proposed plans and artist's impressions prepared by Lewandowski Architects Ltd

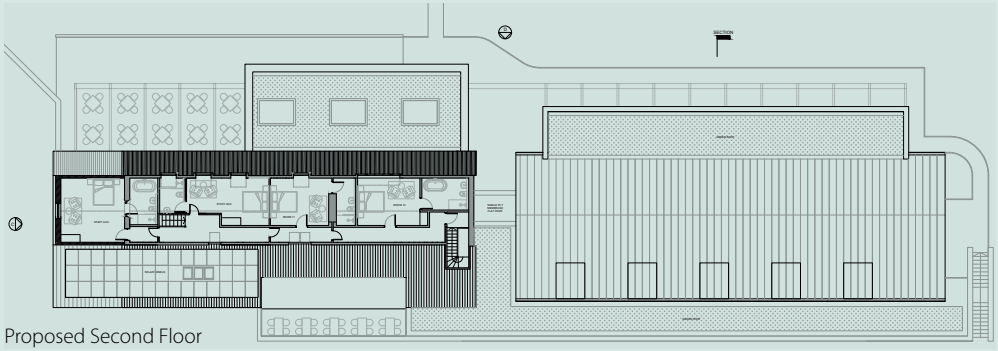
Country Inn & Restaurant



Proposed Ground Floor

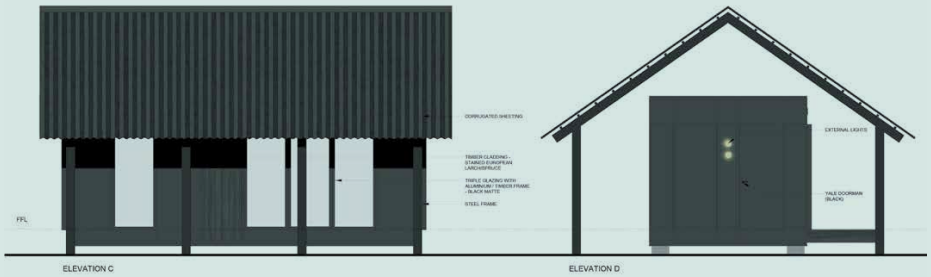


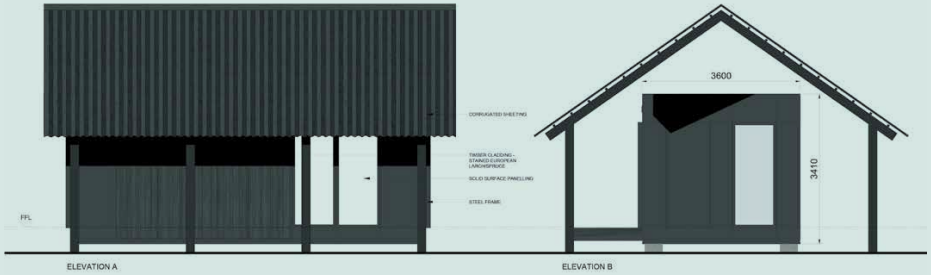
Proposed First Floor

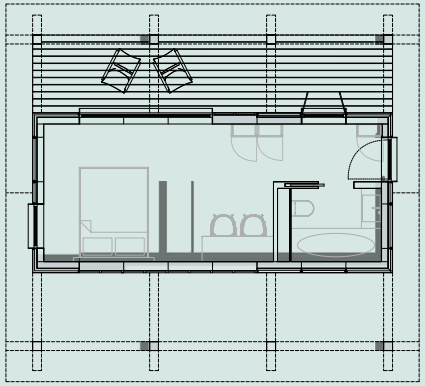


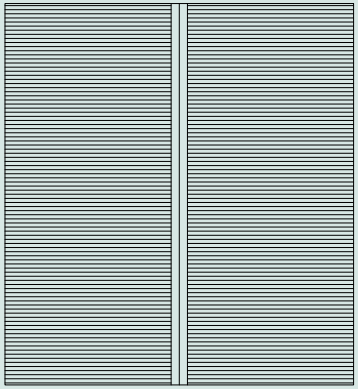
Proposed Second Floor

Nokken Eco Cabins









Indicative Plans - Not To Scale



Artist's Impression - Country Inn & Restaurant



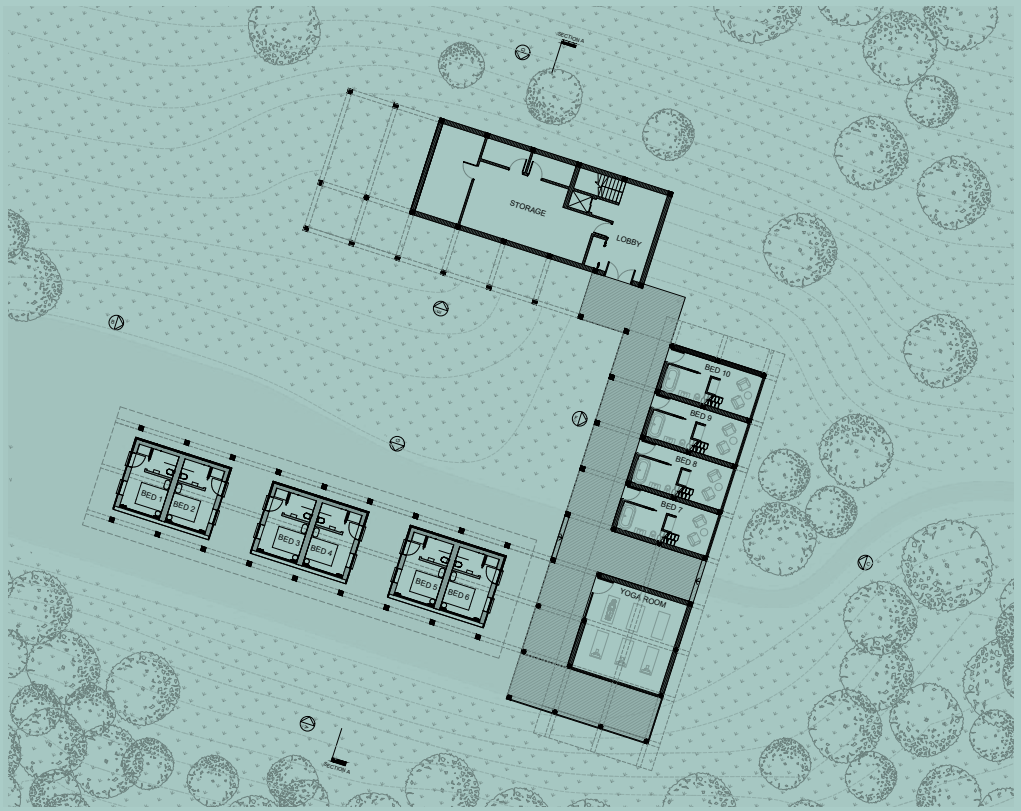


Artist's Impression - Eco Cabins

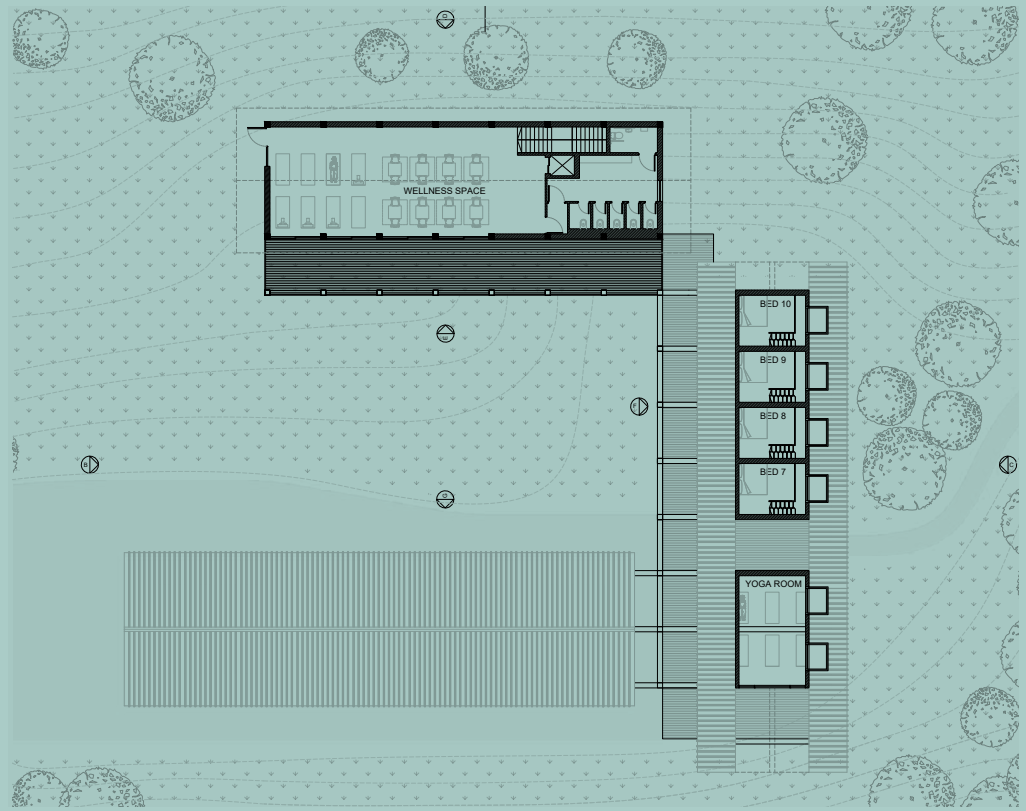
The Farmstead







Proposed Ground Floor



Proposed First Floor

Indicative Plans - Not To Scale



Artist's Impression - The Farmstead



Indicative Location Map - Not To Scale









Tenure

Freehold 45.9 hectares (113.6 acres)

Energy Performance Certificate

Clubhouse rating 47 B

Licences

Premises Licence

Services

Mains water and electricity. Private drainage (septic tanks).

Former golf course irrigation supplied from a borehole

Rateable Value

Golf Course and premises £36,000 w.e.f 1st April 2026

Planning

Dartmoor National Park Authority
www.dartmoor.gov.uk/living-and-working/planning
01626 832093

Dartmoor National Park granted planning permission for the proposed development (reference 0310/24) on 10th September 2026.

Full details of the consented scheme are available in an online data room, subject to an NDA.

Basis of Disposal

Offers are invited for the freehold property – guide price on request.

Further Information and Viewing

For further information, or to arrange a viewing, please contact

H·M·H Golf & Leisure
IN ASSOCIATION WITH benallen

17 Clifford Street
London W1S 3RQ

Tel: +44 (0)20 7491 1555
www.hmhgolfandleisure.com

Ben Allen BSc (Hons) MRICS
07887 80 44 30
ben@hmhgolf.com

Tom Marriott MRICS
07900 67 20 45
tom@hmhgolf.com

Strutt & Parker
Land and property. Since 1885.

Country Department
43 Cadogan Street, London SW3 2PR

Tel: +44 (0)20 7591 2213
www.struttandparker.com

Oliver Custance-Baker
07725 602 187
oliver.custance.baker@struttandparker.com

Sarah Brown
07770 976 276
sarah.brown@struttandparker.com

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RICS

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