

Established

RENDELLS

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Rolster Bridge Quarry, Harberton, Totnes, Devon, TQ9 7SU

A peaceful and unique woodland/amenity land with glamping facilities, river frontage including fishing rights and good access.

Best and Final Offers invited by 3pm on Friday 14th March 2025.

Offers in the Region of £115,000

DRO03058

Rendells - Totnes
57 Fore Street, Totnes, Devon,
TQ9 5NL
T: 01803 863888
E: totnesrural@rendells.co.uk
www.rendells.co.uk

Situation

The property is situated on the northern bank of the Harbourne River and benefitting from a quiet and rural location. The property is approximately 1 mile west of Harbertonford and the A381 Totnes to Kingsbridge Road and 1 mile south of the popular village of Harberton. The popular market town of Totnes is within 5 miles to the north-east.

The Land

The land extends in total to 0.92 acres (0.37 hectares) and benefits from river frontage to the Harbourne River along the southern/western boundary of the land.

The land is accessed from a council maintained public highway via an approx. 12'0 entrance with double wooden gates leading to a good sized level stoned area providing ample off road parking. Conveniently situated close to this area is a glamping container and separate compost toilet. The site has been designed to be eco-friendly and also benefits from an off-grid shower. There is a further secluded level area to the north-west of the land with firepit and outdoor seating providing a useful recreational space.

Steps to the south-west lead down to a railed seating area directly adjoining and overlooking the adjoining Harbourne River. The woodland is a mixture of semi-mature and mature broadleaf species which have been left to naturally regenerate and include oak, ash, beech and silver birch.

Glamping/Camping Licence

The site benefits from a camping licence through Wanderlust and can be camped on 365 days a year. There is the potential to turn the site into a Glamping business with the opportunity to site more containers or shepherd's huts and there is possible further opportunities with the site to potentially expand, subject to any additional consents that may be required. There are various bookings already for the site for 2025. The current licence allows 5 units either hard units or tents on site.

Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7756	OS1723	Woodland/Amenity Land	0.92	0.37
Total:			0.92 Ac	0.37Ha

Access

The land directly adjoins a public highway with access via an approx. 12'0 wooden gated entrance leading to a stoned area.

Services

The Glamping unit has full solar power.

The land currently has no mains services connected but it is understood that mains water and electric connections are nearby (which may be able to be connected subject to necessary consents, permissions and payments).

Basic Payment Scheme & Other Stewardship Schemes

The land is not registered for the Rural Payments Agency's Basic Payment Scheme or is currently in any Stewardship Scheme.

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

Freehold with vacant possession upon completion.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.
Tel: 01803 861234

Viewing

Viewing is by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: totnesrural@rendells.co.uk to book.

Manner of Sale

The land/property is being offered on the open market with the invitation for bids in the region of £115,000 (One Hundred & Fifteen Thousand Pounds).

All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

Directions

From Totnes continue along the A381 Kingsbridge Road heading south for around 3.5 miles. Upon entering the village of Harbertonford with the church on your right take the first right turn passing the bus stop onto Woodland Road. Follow the road west for around 1500 yards and the property will be on your left with a Rendells for sale board by the entrance.

What3Words Location: ///piglets.last.craftsman





Consumer Protection from Unfair Trading Regulations 2008

- 1) 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.



Disclosed Bidding Form

Rolster Bridge Quarry, Harberton, Totnes, Devon, TQ9 7SU

I/We offer for the whole of the above land extending to 0.92 acres (0.37 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

Prospective Purchasers Details:

Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:

Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Status:

Please confirm position:

Status	Cash / Loan / Mortgage
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Signature:	
Date:	

The vendor reserves the right not to accept the highest offer received or any offer if so wished.
Please submit offers to Rendells Totnes Office, 57 Fore Street, Totnes, Devon TQ9 5NL
Email: totnesrural@rendells.co.uk

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Rolster Bridge Quarry, Harberton, Totnes,
Devon, TQ9 7SU



50 m
Scale 1:2500 (at A4)



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Totnes Rural Department
Rolster Bridge Quarry, Harberton,
Totnes, Devon, TQ9 7SU
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With the Sanction of the Controller
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Also office at
Newton Abbot, Ashburton & Chagford

Plan Not to Scale