

Established



1816



Lot 1



Lot 2



Lot 2

Well Park Field, North Huish, South Brent, Devon TQ10 9NH

11.12 acres (4.49 hectares) of permanent pasture and small woodland area in a desirable location with a natural water supply. Available as a whole or in two convenient lots.

For Sale by Informal Tender. Tenders close 12 noon Wednesday 30th April 2025.

DRO03070

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 conveniently situated within the rural village of North Huish being just within the South Devon Area of Outstanding Natural Beauty. The land benefits from being close to the village of Avonwick only 1 mile away and the popular town of South Brent offering a wide range of amenities is located 2 ½ miles to the north of the land. The A38 Devon expressway lies just within 2 miles to the north with links to Plymouth, Exeter and beyond.

The Land

A unique opportunity to acquire pasture land in an edge of village location extending in total to 11.12 acres (4.49 hectares). The land is south facing gently sloping ground encompassing a natural spring that rises to the top of the land which feeds a stream which runs down and provides water to both land parcels. The land is stock fenced and there are some areas which hold environmental potential for sustainable developments and/or conservation projects.

Lot 1

The land extends to 5.74 acres (2.32 hectares) of pasture land with the benefit of access via an approx. 12'0 gateway to the north-east of the land from the adjoining road. The land benefits from access to a natural water supply to the south-west from the stream that follows the boundary of the land.

Lot 2

The land extends in total to 5.38 acres (2.17 hectares) comprised of 4.70 acres (1.90 hectares) of permanent pasture and 0.68 acres (0.28 hectares) of broadleaf woodland which is separately fenced from the pasture land and located to the south-western side of the land.

Lot 2 benefits from a natural water supply to the northern end of the eastern boundary from a spring that rises and then feeds a stream which runs down the eastern boundary of the land.

Access to the land is from the adjoining road to the north which is currently loosely fenced but otherwise open to the road.

Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
Lot 1				
SX7156	OS1446	Permanent Pasture	5.74	2.32
Lot 2				
SX7156	OS0240	Permanent Pasture/Wood	5.38	2.17
Total:			11.12Ac	4.49Ha

If lots 1 and 2 are sold to separate purchasers the purchasers will be obligated to provide a new stockproof fence between the lots marked A-B on the sale plan with the cost of fencing to be shared equally between both purchasers.

Environmental Opportunities

Devon Wildlife Trust carried out a habitat survey of the land on behalf of the vendor in late 2023. Key species included Greater and Lesser Horseshoe bats (& other bat species), Dormice, & invertebrates. Habitats included grassland, field boundaries, wetlands, woodland and standard trees. Greater Horseshoe Bats are one of the most endangered species in the UK. The land is located within one of the most important sustenance zones for this creature in Devon, which is a bat stronghold within the UK. DWT will provide ongoing support and advice to the new owners if required. A copy of Devon Wildlife Trust's report which includes a survey, and field and livestock management recommendations, is available on request from the selling agents.

Access

The land directly adjoins the Avonwick to North Huish Road with access via an approx. 12'0 gateway to Lot 1 and an open section with some loose fencing to Lot 2.

Services

The land currently benefits from a natural water supply from a spring that rises on Lot 2 and which feeds a stream that runs down the boundary between both lots. The top/northern section to be fenced to give access to Lot 2 to the spring and stream area and the bottom/south to be fenced to give access to Lot 1 to access the stream/supply.

Basic Payment Scheme & Other Stewardship Schemes

The land is not registered by the current owners for the Rural Payments Agency's Basic Payment Scheme or currently in any Stewardship or Environmental Land Management Scheme.

Tenure

Freehold with vacant possession upon completion.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon 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.

Directions

From Plymouth Road (the main South Brent to Totnes Road) heading towards Totnes, turn right at the garage. After 300 yards turn left and follow the road for 1 ½ miles then the gateway to Lot 1 will be on the right at the next junction. For Lot 2 turn right at the junction and follow the road for 300 yards and the opening will be on your left hand side.

What3Words Location Lot 1: ///documents.rational.routes

What3Words Location Lot 2: ///bunkers.badminton.circus

Method of Sale

The land is offered for sale by Informal Tender with tenders closing on Wednesday 30th April 2025 at 12 noon.

Tenders should be submitted on the enclosed Tender Form placed in a sealed envelope and marked on the top left hand corner "Well Park Field" and returned to Rendells, 57 Fore Street, Totnes, Devon TQ9 5NL or by email to totnesrural@rendells.co.uk (Applicants must allow sufficient time for tenders to be received prior to the tender time/date).

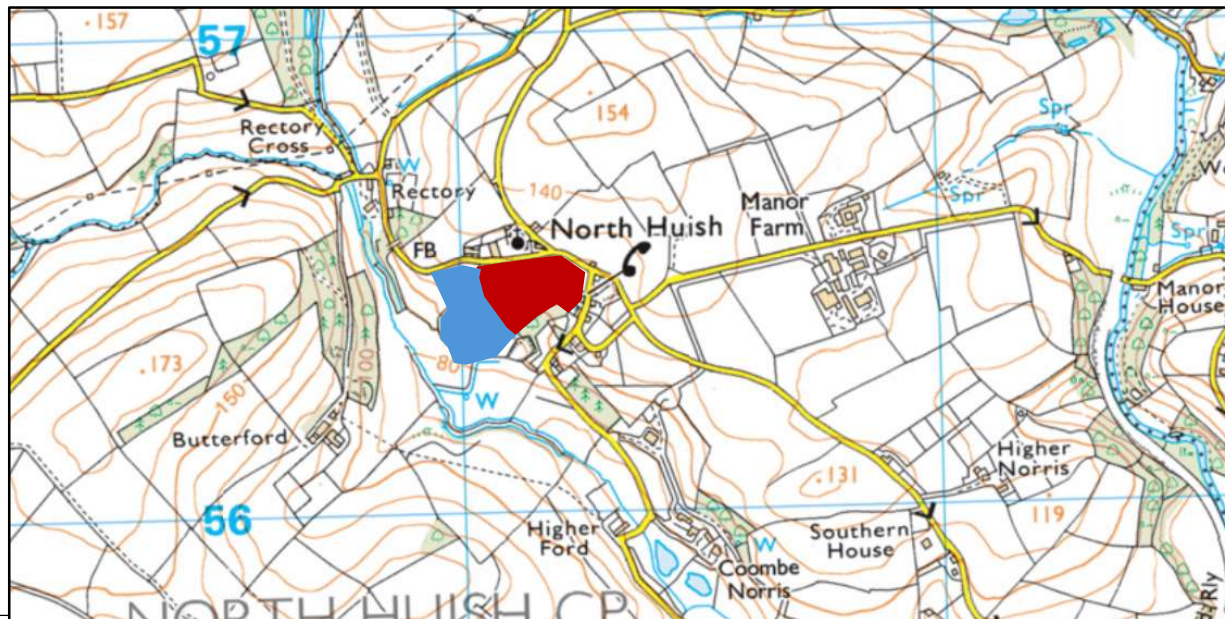
The Vendors reserve the right not to accept the highest or any tender received if so wished.

Guide Prices:

Lot 1: 5.74 acres (2.32 hectares) Guide Price: Offers in Excess of £80,000

Lot 2: 5.38 acres (2.18 hectares) Guide Price: Offers in Excess of £80,000

The Whole: 11.12 acres (4.50 hectares) Guide Price: Offers in Excess of £160,000





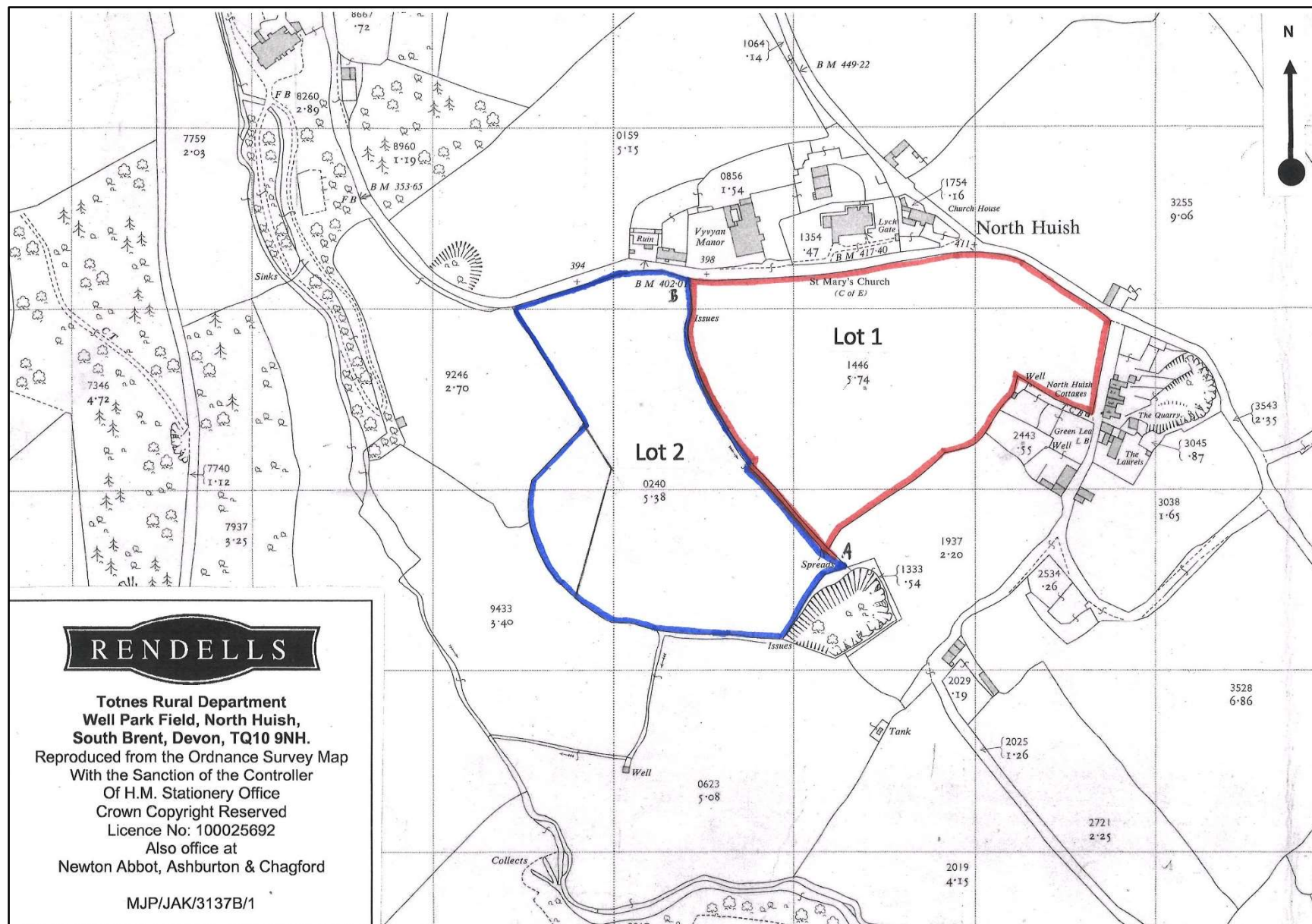
Access Lot 1

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.



Plan not to Scale



Tender Form

For Well Park Field, North Huish, South Brent, Devon TQ10 9NH

To be submitted by 12 noon on Wednesday 30th April 2025

Being 11.12 acres (4.49 hectares) in 2 lots or as a whole

Lot 1: 5.74 acres (2.32 hectares),
Lot 2: 5.38 acres (2.17 hectares)
Whole: 11.12 acres (4.49 hectares)

Lot 1

I/We tender for Lot 1 of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	
Amount Words	

Lot 2

I/We tender for Lot 2 of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	
Amount Words	

Whole

I/We tender for the whole of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	
Amount Words	

Status:

Please confirm position:

Status	Cash / Loan / Mortgage
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Environmental Objectives:

Please outline any proposals or management practices that you will consider carrying out that would maintain or improve the biodiversity, or the status of the land as an important bat feeding ground, if any.

Environmental Objectives:	
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Well Park Field
North Huish, South Brent
Devon TQ10 9NH



Proposed Use

Please confirm briefly the intended use of the land proposed.

Proposed Use:	
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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:	

Signature:	
Date:	

Please Note:

The vendors reserve the right not to accept the highest tender received or any tender if so wished.

Please submit tenders by 12 noon Wednesday 30th April 2025 to Rendells Totnes Office, 57 Fore Street, Totnes, Devon TQ9 5NL Email: totnesrural@rendells.co.uk