

Established



1816



**Building and Land at Sylvana, Staverton, Totnes, Devon TQ9 6AW**

Agricultural Building with lean to and 1.616 acres (0.654 hectares) of pasture land with good access.

**Best and Final Offers invited by 12 noon on Tuesday 22nd April 2025**

**Offers in the Region of £85,000**

DRO03079

Rendells - Totnes  
57 Fore Street, Totnes, Devon, TQ9 5NL  
T: 01803 863888  
E: [totnesrural@rendells.co.uk](mailto:totnesrural@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

### Situation

The property is conveniently situated between the popular villages of Staverton and Landscope and benefitting from a rural and secluded location, but being within a short distance of the amenities and services of both Dartington and the market town of Totnes, which lie just to the south. The property is approximately 2 ½ miles north of Dartington and approximately 4 ½ miles north of Totnes and approximately 4 ½ miles east of Buckfastleigh and the A38 Devon Expressway.

### The Land

The land extends in total to 1.616 acres (0.654 hectares) of free draining gently south and east facing. The land is stock fenced with sheep netting to the north, east and south boundaries and there is a thick beech hedge on the western boundary.

Access to the land is directly off the adjoining road via a track and a 12'0 gated entrance.

### The Building

To the west of the land is an agricultural building extending to 50'0 x 20'0 with a further 38'0 x 16'0 lean to which is metal and timber framed under a Galvaprime roof with Galvaprime cladding to the sides and a stoned floor.

### Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7865	OS5863	Pasture & Barn	1.616	0.654
Total:			1.616ac	0.654ha

### Services

The is not connected to any services but it is understood that an electricity and water connection is nearby.

### 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](mailto: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 £85,000 (Eighty Five 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 head north-west on the A385 road towards Dartington. At the Shinnars Bridge roundabout take the third exit and continue on the A384 road for approximately half a mile then turn right heading towards Staverton. Continue on this road for approximately 1 mile and then just after the railway station turn left and left again. Continue on this road for approximately half a mile then turn right. Continue on this road for approximately just over half a mile and turn right and the entrance to the land will be on your left after 350 yards.

**What3Words Location:** ///trips.jaundice.known









Access

#### 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.



**Land and Building at Sylvana, Staverton,  
Totnes, Devon TQ9 6AW**



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Scale 1:1250 at A4



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**Land and Building at Sylvana, Staverton,**  
**Totnes, Devon, TQ9 6AW**  
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Also office at  
Newton Abbot, Ashburton & Chagford  
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# Disclosed Bidding Form

## Land and Building at Sylvana, Staverton, Totnes, Devon, TQ9 6AW

I/We offer for the whole of the above land extending to 1.616 acres (0.654 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](mailto:totnesrural@rendells.co.uk)

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