

Established



1816



**Hazelwood View, Higher Hazelwood, Loddiswell, Kingsbridge, Devon TQ7 4DZ**

Useful pasture paddock extending to 1.65 acres (0.67 hectares) with stunning views across the Avon Valley.

**Offers in Excess of £45,000**

DRO03108

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/land is situated in an elevated rural position overlooking the upper reaches of the Avon Valley. The land is approximately 6 miles north of the market town of Kingsbridge and 5 miles south of the A38 Devon Expressway.

### The Land

The land extends to 1.65 acres (0.67 hectares) and is predominately gently east facing, free draining pasture land.

The land benefits from access via an 8'0 wooden gateway directly off the council maintained highway to the north with the land having solid Devon hedge banks with growth to the north-west and south-east and the other boundaries stock fenced with sheep netting and two strand barbed wire.

NB The southern boundary of the land between points 'A' and 'B' will be required to be stock fenced by the purchaser within 60 days of completion to a minimum specification of sheep netting and two strand plain or barbed wire.

The land offers purchasers the potential to secure a useful sized but manageable parcel of land in a rural location and would suit a variety of uses including current agricultural, hobby farming, equestrian or general recreation use subject to any necessary consents that may be required.

### Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7252	OS4418	Permanent Pasture	1.65	0.67
<b>Total:</b>			<b>1.65ac</b>	<b>0.67ha</b>

### Access

Directly from the publicly maintained highway which adjoins the land to the north.

### Services

The land is not connected to any services, however, there are overhead power cables that cross the land to which a connection may be possible to be made subject to necessary consents.

### Stewardship Schemes

The land has been registered with the Rural Payments Agency and is subject to a Countryside Stewardship Mid Tier Agreement which runs until 31<sup>st</sup> December 2025. The land will be free of Stewardship restrictions from 1<sup>st</sup> January 2026.

### 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.

The land is being sold subject to a non-agricultural use restriction and there will be a covenant prohibiting residential use on the land.

### 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. Once appointment booked viewing can be unaccompanied.

### Manner of Sale

The land/property is being offered on the open market with the invitation for bids in excess of £45,000 (Forty Five Thousand Pounds).

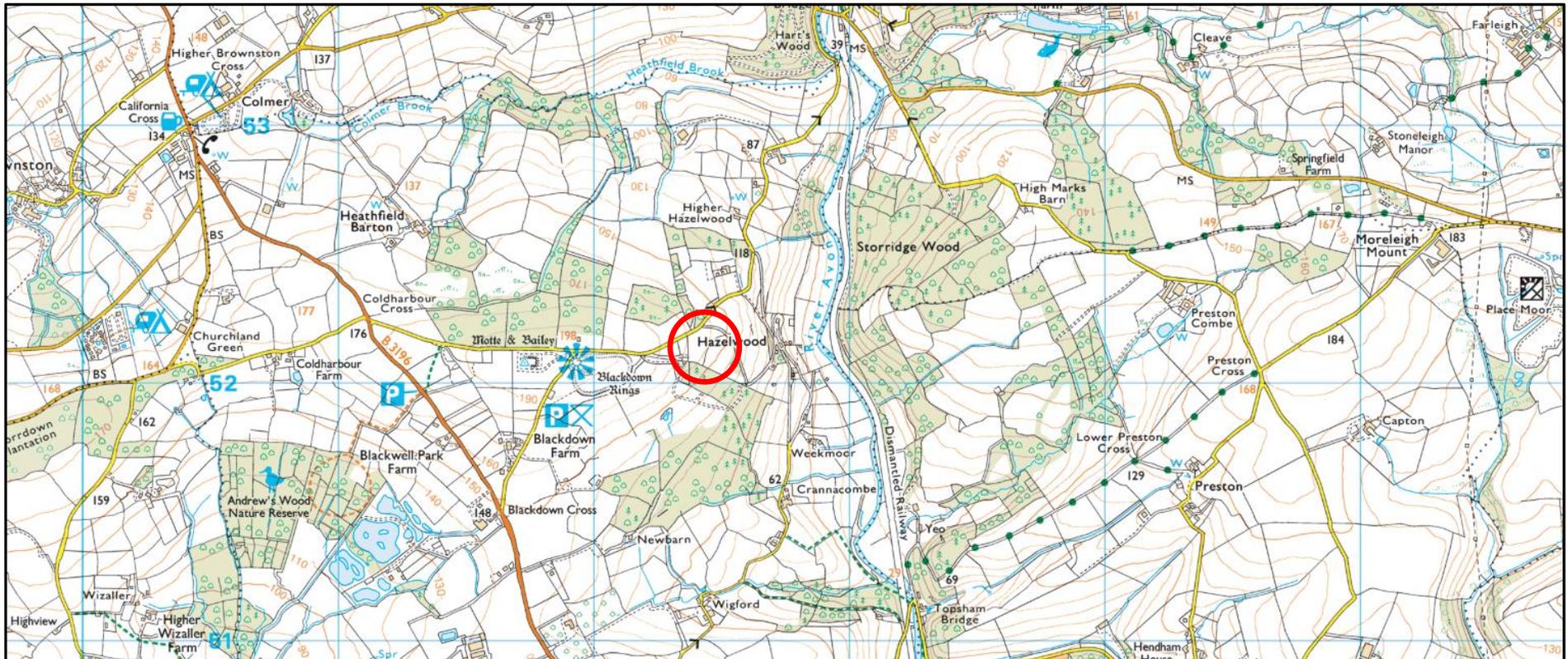
All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

## Directions

From the A38 Devon Expressway take the Wrangaton turn heading south following the signs towards Loddiswell and Kingsbridge going straight across the roundabout at Kitterford Cross and after a further approx. 2 miles at California Cross take the first left hand fork past the garage, still following the signs towards Loddiswell and Kingsbridge. As you reach the top of the hill turn left signposted Hazelwood and after approximately half a mile the land will be found adjoining the road on your right hand side.

From Kingsbridge main street head north towards Loddiswell, carrying straight on at Sorley Cross heading through Loddiswell village and after approximately 3 miles just opposite the Emperor Fishing Lakes on your left, turn right towards Hazelwood, at the top of the hill at the 'T' junction turn right and the land will be found immediately adjoining the road after approximately 300 yards on your right hand side.

**What3Words Location:** [///direction.collide.onto](https://www.what3words.com/direction/collide.onto)





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.



---

# Disclosed Bidding Form

**Hazelwood View, Higher Hazelwood, Loddiswell, Kingsbridge,  
Devon TQ7 4DZ**

**Offers in Excess of £45,000**

**I/We offer for the above land extending to 1.65 acres (0.67 hectares) Subject to Contract, Freehold with vacant possession.**

<b>Amount Figures</b>	
<b>Amount Words</b>	

**Prospective Purchasers Details:**

<b>Name:</b>	
<b>Address:</b>	
<b>Post Code:</b>	
<b>Email Address:</b>	
<b>Home Telephone No:</b>	
<b>Mobile Telephone No:</b>	

**Solicitors Details:**

<b>Solicitors Name:</b>	
<b>Address:</b>	
<b>Post Code:</b>	
<b>Email Address:</b>	
<b>Telephone No:</b>	

**Status:**

Please confirm position:

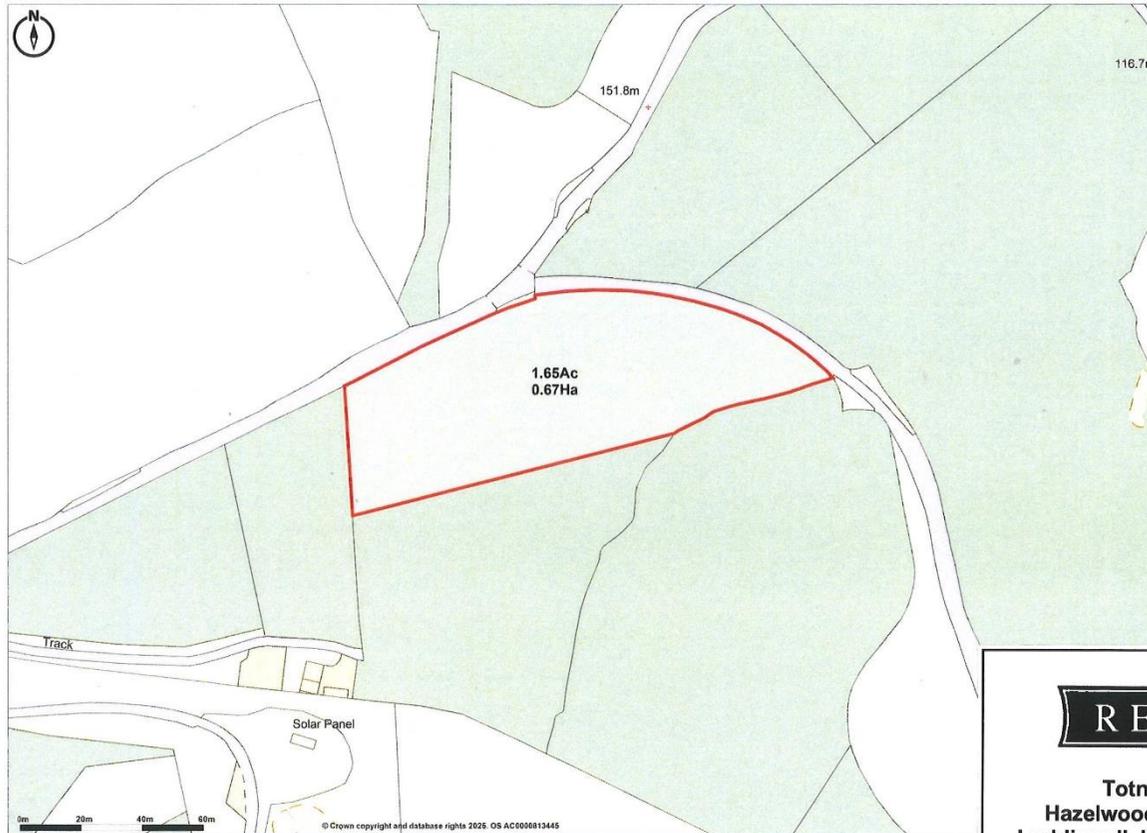
<b>Status</b>	Cash / Loan / Mortgage
---------------	------------------------

<b>Signature:</b>	
<b>Date:</b>	

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)

---

**Hazelwood View, Higher Hazelwood, Loddiswell, Kingsbridge, Devon TQ7 4DZ**



**Promap** © Crown Copyright and database rights 2025. OS AC0000813445  
LANDMARK INFORMATION Plotted Scale - 1:2000. Paper Size - A4

**RENDELLS**

**Totnes Rural Department  
Hazelwood View, Higher Hazelwood,  
Loddiswell, Kingsbridge, Devon, TQ7 4DZ**  
Reproduced from the Ordnance Survey Map  
With the Sanction of the Controller  
Of H.M. Stationery Office  
Crown Copyright Reserved  
Licence No: 100025692  
Also office at  
Newton Abbot, Ashburton & Chagford  
Scale 1:2000 at A4  
MJP/JAK/3164B/A