

Established



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**Land at Wigford, Loddiswell, Kingsbridge, Devon TQ7 4DX**

Permanent pasture extending to 5.38 acres (2.18 hectares) in a secluded location within the picturesque Avon Valley with the benefit of a natural water supply.

**Offers in Excess of £50,000**

DRO03110

Rendells - Totnes  
57 Fore Street, Totnes, Devon, TQ9 5NL  
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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 within a secluded rural location within the heart of the beautiful Avon Valley. The land is approximately 5 miles north of the popular market town of Kingsbridge and 6 miles south of the A38 Devon Expressway.

### The Land

The land at Wigford extends in total to 5.38 acres (2.18 hectares) comprised of a single permanent pasture field which is gently east facing and benefits from a natural water supply from a stream that runs along the south/south eastern side of the land. The land benefits from access via a 15'0 metal gateway to the south-west of the land directly onto the council maintained highway just north of Wigford Farm.

The land is bordered by Devon hedge banks which have been allowed to grow up to provide shelter apart from the north-east boundary which will shortly be fenced with a stockproof boundary fence.

The land has been used agriculturally but the rushy nature of some of the land offers environmental and habitat potential and other uses including hobby farming or general recreation subject to necessary consents and permissions that may be required.

### Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7251	OS5228	Permanent Pasture/Copse/Ponds	5.38	2.18
Total:			5.38ac	2.18ha

### Access

Directly from the publicly maintained highway which adjoins the land to the south-west.

### Services

The land benefits from a natural water supply from a stream that crosses the land. The land does not currently benefit from mains electric but mains supplies are understood to exist nearby which could be connected subject to necessary consents and payments.

### 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.

### Tenure

Freehold with vacant possession upon completion.

The land is subject to a grazing licence which runs until 31<sup>st</sup> December 2025 (it is anticipated that livestock will no longer be stocking the land before that date).

### 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 £50,000 (Fifty Thousand Pounds).

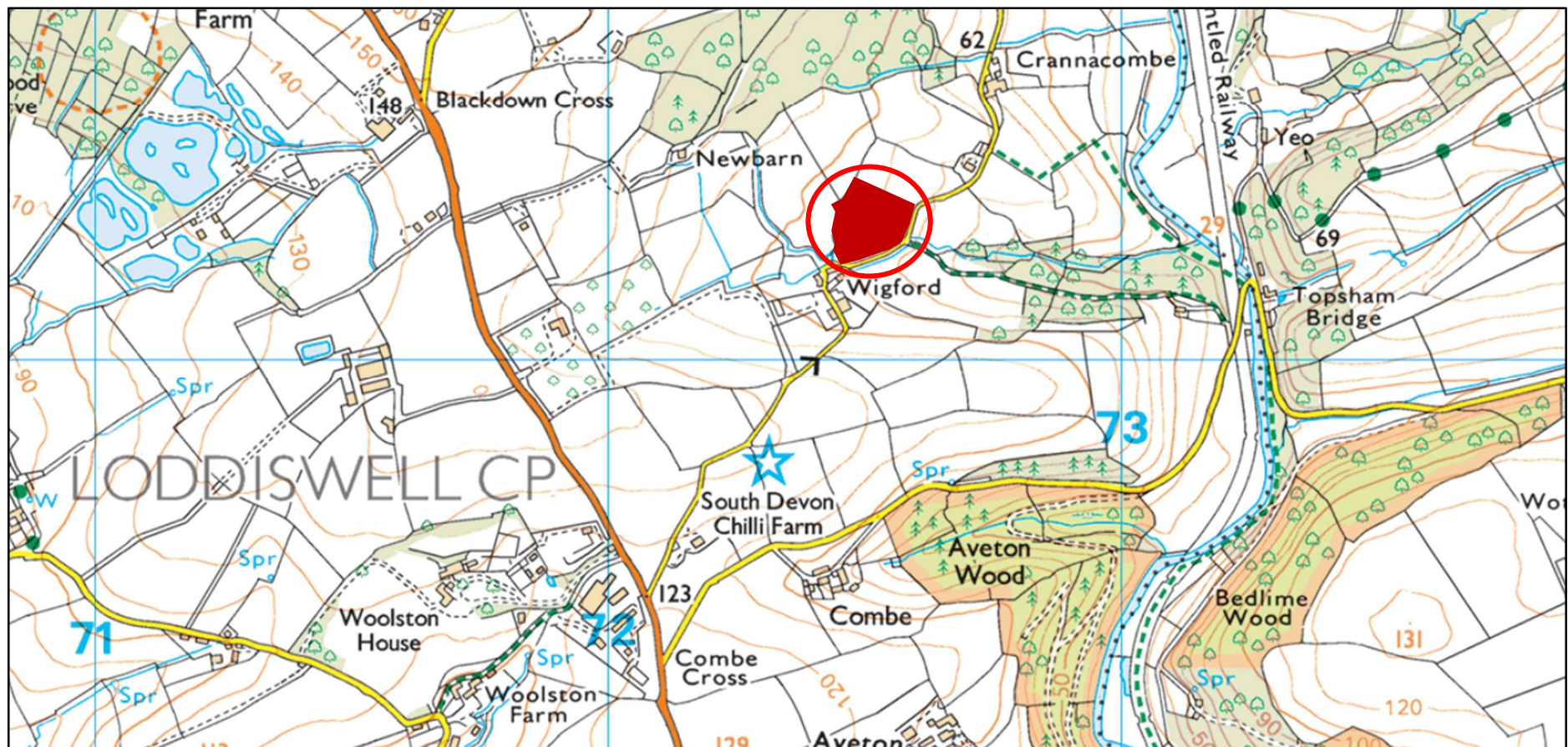
All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

### 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. After approximately 1 ½ miles as you head down the hill turn left signposted The South Devon Chilli Farm and Hazelwood No Through Road. After approximately a quarter of a mile the land will be found on your left hand side immediately opposite Wigford Farmhouse.

From Kingsbridge main street head north towards Loddiswell, carrying straight on at Sorley Cross heading through Loddiswell village and after approximately 2 miles turn right signposted The South Devon Chilli Farm and Hazelwood No Through Road. After approximately a quarter of a mile the land will be found on your left hand side immediately opposite Wigford Farmhouse.

**What3Words Location:** [///painters.unsigned.removable](#)







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.



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# Disclosed Bidding Form

**Land at Wigford, Loddiswell, Kingsbridge, Devon TQ7 4DX**

**Offers in Excess of £50,000**

**I/We offer for the above land extending to 5.38 acres (2.18 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
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<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)

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LANDMARK INFORMATION Plotted Scale - 1:2000. Paper Size - A4



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**Land at Wigford, Loddiswell**  
**Kingsbridge, Devon, TQ7 4DX**  
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Scale 1:2000 at A4  
MJP/JAK/3165B/A