

Established



1816



**Land adjoining the Old Dartmouth Road, Modbury, Ivybridge, PL21 0LW**  
**Sale by Informal Tender £525,000 – Tenders Close 12:00, Tuesday 22<sup>nd</sup> July 2025**

An exciting opportunity to acquire 49.34 acres (19.97 hectares) of pastureland with building in close proximity to Modbury set in rolling Devon countryside available in five separate lots or as a whole.

DRO03146/W

Rendells  
Stonepark, Ashburton, Devon, TQ13 7RH  
T: 01364 653017  
E: [r.thomas@rendells.co.uk](mailto:r.thomas@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

### Situation

The land is situated to the east of Modbury in the heart of the South Hams with excellent views across the surrounding countryside benefitting from good access off the adjoining public highways.

### Description - Lot 1

Lot 1 comprises three field enclosures extending in total to 15.69 acres (6.35 hectares) of free draining permanent pastureland, being gently sloping.

The land is bordered by maintained hedgerows and tree growth benefitting from access from the Old Dartmouth Road to the north. Situated inside the roadside entrance is a cattle handling/corral area with the land benefitting from a natural water supply to the south eastern boundary.

### Description - Lot 2

Lot 2 comprises three field enclosures extending in total to 14.60 acres (5.91 hectares) of free draining permanent pastureland, being gently sloping.

The land is bordered by maintained hedgerows and tree growth benefitting from access from the Old Dartmouth Road to the north. The land benefits from a natural water supply to the south eastern boundary.

### Description - Lot 3

Lot 3 comprises two field enclosures extending in total to 8.29 acres (3.35 hectares) of free draining permanent pastureland, being gently sloping.



The land is bordered by maintained hedgerows and benefits from access from the Old Dartmouth Road to the south and the public highway to the north.

Situated to the centre of this lot is an agricultural building used for livestock. The building is part stone

construction with metal sheeting. Overhead powerlines traverse this lot.

### Description - Lot 4

Lot 4 comprises a single field enclosure extending in total to 7.00 acres (2.83 hectares) of free draining permanent pastureland, being gently sloping.



The land is bordered by maintained hedgerows and benefits from access to the Old Dartmouth Road to the south.

### Description - Lot 5

Lot 5 comprises a single field enclosure extending in total to 3.76 acres (1.52 hectares) of free draining permanent pastureland, being gently sloping.

The land is bordered by maintained hedgerows and access from the public highway to the north.

### Fencing

If sold separately, the purchaser of Lot 3 will be required to erect a stock proof fence, being sheep netting and two strand barbed wire fence, along the line A - B - C within 30 days of completion.

### Services

The land benefits from a natural water supply to lots 1 and 2 to the south.

A mains water supply is present to the northern block, with troughs present in lots 3 and 5. Within 30 days of completion Lot 4 can create a connection into the mains water supply, subject to the necessary consents, with Lots 3, 4 and 5 required to install sub meters individually if the lots are sold separately.



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### Access

The land benefits from roadside access directly off the adjoining highways bordering the land.

### Subside Schemes

The land is registered with the Rural Payments Agency and is not subject to any agri-environment schemes.

### Public Rights of Way

There are no public rights of way over the land as far as known.

### Wayleaves, Rights and 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.

### Method of Sale

The property is being offered for sale by Informal Tender (unless sold prior).

Prospective Purchasers are invited to submit their offer/tender in a

sealed envelope by **12:00, Tuesday 22nd July 2025.**

All tenders must be submitted to Rendells Rural, Stonepark, Ashburton, Newton Abbot, Devon. TQ13 7RH in an envelope clearly marked 'Old Dartmouth Road, Modbury - Tender' or email: [ashburtonrural@rendells.co.uk](mailto:ashburtonrural@rendells.co.uk)

The Vendor reserves the right not to accept the highest or any of the offers and the vendor reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

### Guide Price

Whole - OIRO £525,000  
Lot 1 - OIRO £150,000  
Lot 2 - OIRO £140,000  
Lot 3 - OIRO £125,000  
Lot 4 - OIRO £70,000  
Lot 5 - OIRO £40,000

### Local Authority

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



### Viewing

Strictly by appointment only, therefore please contact Rendells Ashburton office on 01364 653017 (opt 2) or email: [r.thomas@rendells.co.uk](mailto:r.thomas@rendells.co.uk) to schedule a viewing.

**Please ensure gates are left as found with livestock currently grazing the land.**

### Important Information

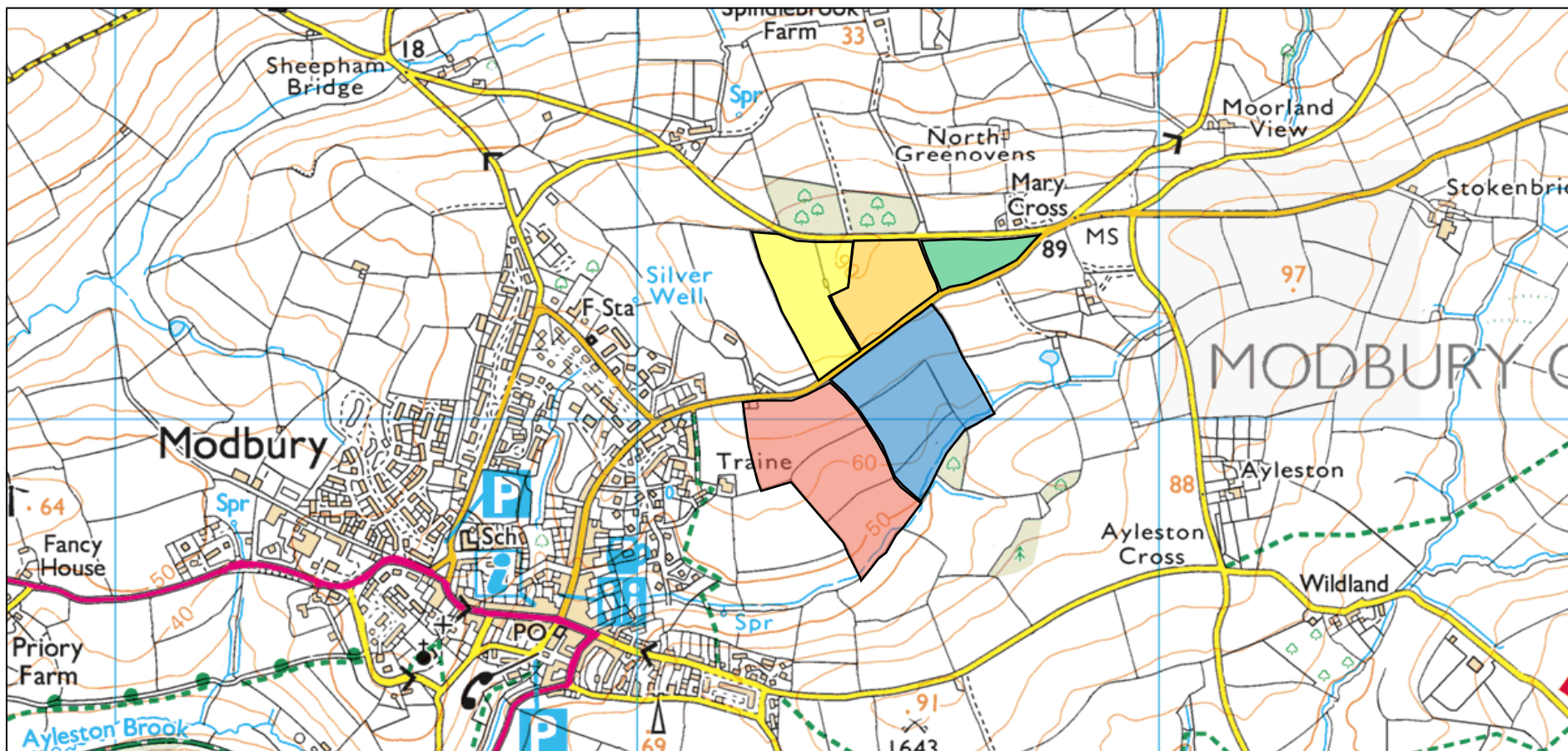
These particulars are a guide only and are not to be relied upon for any purpose and purchasers must satisfy themselves as to their accuracy.

### Directions

Approaching Modbury via the A379 from the west, when entering the village continue down the hill into the centre of Modbury, taking the left hand turn just after the zebra crossing opposite The White Hart Hotel.

Proceed up Brownston Street, leaving Modbury village behind you, the land will be found on the left and right of Old Dartmouth Road.

Lot 1 - What3words: ///plankton.pausing.partners  
Lot 2 - What3words: ///foal.emporium.hotel  
Lot 3 - What3words: ///rigs.costs.bookmark  
Lot 4 - What3words: ///shifts.until.landscape  
Lot 5 - What3words: ///twigs.unit.socialite



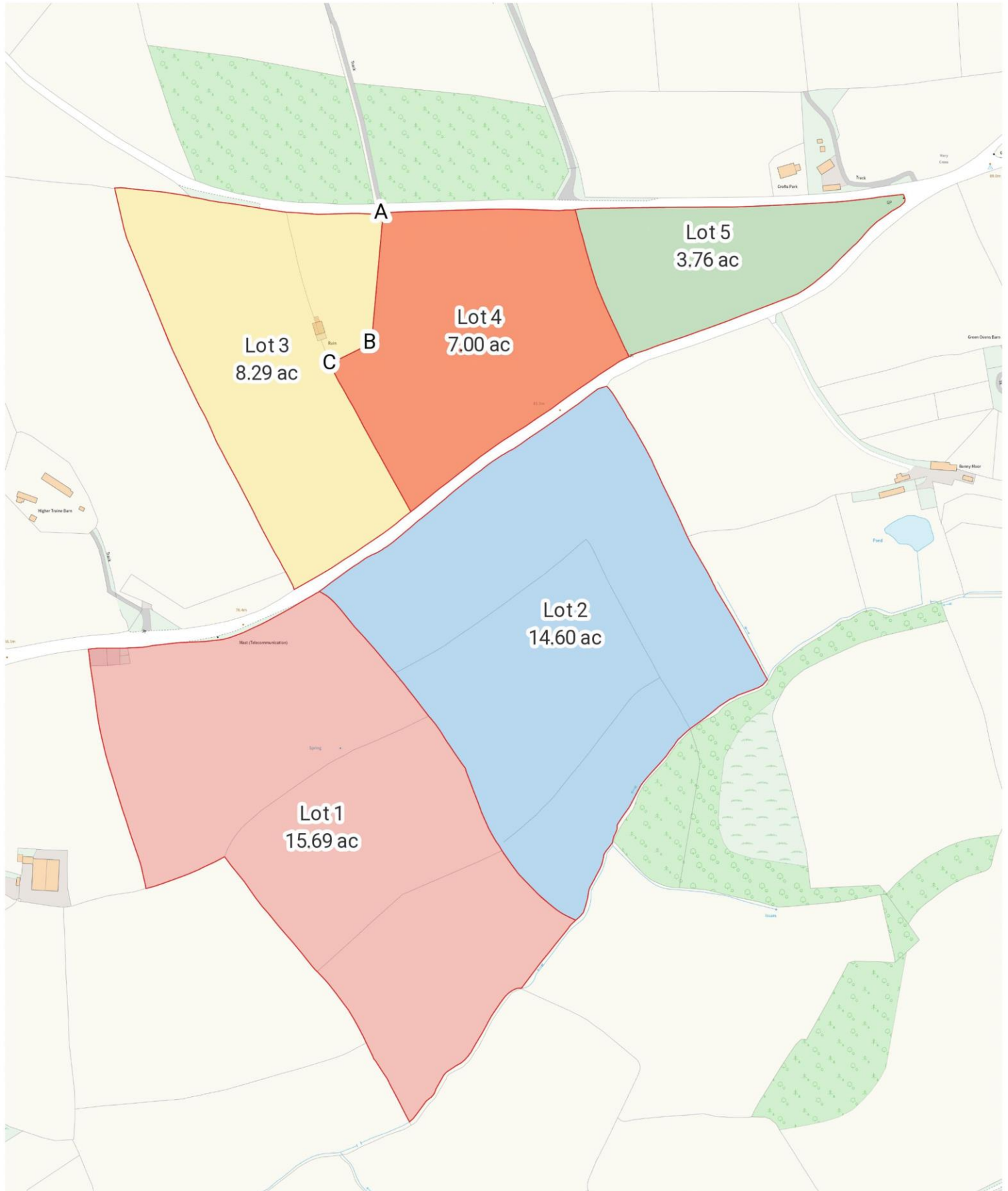
#### Consumer Protection from Unfair Trading Regulations 2008

- 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.





# RENDELLS





# Informal Tender Form

## For Old Dartmouth Road, Modbury, Devon. PL21 0LW

To be submitted by 12:00 noon on Tuesday 22<sup>nd</sup> July 2025 to Rendells Rural, Stonepark, Ashburton, Devon TQ13 7RH or Email: [ashburtonrural@rendells.co.uk](mailto:ashburtonrural@rendells.co.uk)

Lot 1: 15.69 acres (6.35 hectares)  
Lot 2: 14.60 acres (5.91 hectares)  
Lot 3: 8.29 acres (3.35 hectares)  
Lot 4: 7.00 acres (2.83 hectares)  
Lot 5: 3.76 acres (1.52 hectares)  
Whole: 49.34 acres (19.97 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	

### Lot 3

I/We tender for Lot 3 of the above mentioned property//land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	
Amount Words	

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**Lot 4**

I/We tender for Lot 4 of the above mentioned property//land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

Amount Figures	
Amount Words	

**Lot 5**

I/We tender for Lot 5 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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**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:	

**The Vendor reserves the right not to accept the highest or any of the offers  
and the vendor reserves the right to withdraw, alter or amend the way in which the  
land is offered for sale**

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