

Established



1816



**Land at Higher Court West, Littlehempston, Totnes, Devon TQ9 6LT**

**Offers in Excess of £320,000**

27.71 acres (11.22 hectares) of permanent pasture, woodland and former quarry area in desirable location with good access.

**Lot 1: 3.92 acres (1.59 hectares) Offers in Excess of £80,000**

**Lot 2: 19.20 acres (7.77 hectares) Offers in Excess of £180,000**

**Lot 3: 4.59 acres (1.86 hectares) Offers in Excess of £60,000**

Rendells - Totnes  
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TQ9 5NL  
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DRO03189

### Situation

The land is conveniently situated adjoining the A381 Totnes to Newton Abbot Road with views across open South Hams countryside and the picturesque and popular village of Littlehempston. The land is located less than a mile from the popular market town of Totnes to the south and approximately 7 ½ miles from Newton Abbot to the north.

### The Land

The land extends in total to 27.71 acres (11.22 hectares) currently comprised of four fields and the former quarry/woodland area to the north. The land is predominately west facing, free draining running down to and adjoining the River Hems which is a tributary of the River Dart to the north.

The land is bordered by solid Devon hedge banks with various mature and semi-mature tree growth interspersed and is all well stock fenced with sheep netting and two strands of barbed wire fencing.

The land benefits from a natural water supply from the River Hems to the north, which serves Lot 3. Mains water is understood to be nearby which may be able to be connected into, subject to necessary consents and payments.

The former quarry area has been allowed to naturally regenerate to a broadleaf woodland over recent years and provides a wonderful and private wildlife habitat area.

The land offers potential for agricultural, equestrian, recreational and amenity use, subject to necessary consents and permissions that may be necessary being obtained.

### Lot 1 (Identified edged red on plan)

A useful sized pasture paddock extending to 3.92 acres (1.59 hectares) being predominately level apart from the northern section which is gently north and west facing. The land benefits from access from the main access to the south directly off the public highway. NB The purchaser of Lot 1 will be obligated to install a stock proof fence between points A-B-C and also a gateway from the track area within 60 day of completion being the western boundary to the track which will provide access to Lot 3.

#### Schedule of Lot 1

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8162	OS4945	Permanent Pasture	3.92	1.59
Total:			3.92 Ac	1.59 Ha

### Lot 2 (identified edged green on plan)

Pasture paddocks extending in total to 19.20 acres (7.77 hectares) being generally west facing and with access from the main access to the north-east directly off the public highway. The purchaser will be obligated to erect a stock proof fence between points D-E to the access track and also a gateway from the track area within 60 days of completion.

There is a small area of copse/natural habitat to the north-east of the land at the highest point from which there are impressive views to the south towards Totnes.

#### Schedule of Lot 2

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8162	OS5235	Permanent Pasture	1.03	0.42
SX8162	OS3624	Permanent Pasture	10.18	4.12
SX8162	OS3338	Permanent Pasture	7.99	3.23
Total:			19.20 Ac	7.77 Ha

### Lot 3 (identified edged yellow on plan)

An idyllic woodland/former quarry area with adjoining pasture paddock in total extending to 4.59 acres (1.86 hectares). The quarry section is screened by mature broadleaf trees with rhododendrons and provides a stunning unspoilt and private wildlife habitat area. The area is slightly more open to the north but screened to all sides by broadleaf trees. There is an adjoining paddock to the north-east and access is via an existing bridlepath that runs down to the village to the north-east, as well as a further access track area included to the east to the top road.

The purchaser of Lot 3 will also own the track area which will be fenced by the purchasers of Lots 1 and 2, however the purchaser of Lot 3 will be responsible for any stoning of the track area that is necessary. Lots 1 and 2 will benefit from a right of way over the initial track area to access their lots but only to the top section by the existing entrance.

#### Schedule of Lot 3

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8162	OS3754	Permanent Pasture	1.52	0.61
SX8162	OS3047	Quarry/Woodland	2.83	1.15
SX8162	OS4546	Track/Access Area	0.24	0.10
Total:			4.59 Ac	1.86 Ha

## Services

**Water:** Lot 3 benefits from natural water supply from the River Hems which adjoins to the north. Lots 1 and 2 do not benefit from mains water currently, however it is understood that there are mains water supplies nearby which may be possible to be connected into, subject to necessary consents and payments.

**Electric:** There is currently no electric supply to the land, but there is understood to be electricity supplies nearby which may be able to be connected, subject to necessary consents and payments.

## Access

**Lot 1** will benefit from access from the main access track to the south from the public highway.

**Lot 2** will benefit from access from the main access track to the east.

**Lot 3** will benefit from access from the main access point and track to the east as well as access to the north-east to the bridlepath which runs down to the village.

## Stewardship Schemes

The land is subject to a countryside Stewardship Agreement that runs until the 31<sup>st</sup> December 2028 for GS2 Permanent Grassland with very low inputs and in a Sustainable Farming Incentive Agreement until the 31<sup>st</sup> May 2027 for Assess and record hedgerow condition and Assess soil, produce a soil management plan and test soil organic matter options.

## Overage Clause

There is no overage clause and the land/property is sold without restriction.

## 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, Devon TQ9 5NE. Telephone: 01803 861234

## Manner of Sale

The property is being offered on the open market with offers invited in excess of £320,000 (Three Hundred and Twenty Thousand Pounds) as a whole, offers in excess of £80,000 (Eighty Thousand Pounds) for Lot 1, offers in excess of £180,000 (One Hundred and Eighty Thousand Pounds) for Lot 2 and offers in excess of £60,000 (Sixty Thousand Pounds) for Lot 3.

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.

## Status

Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

## Acceptance of Bids

On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves the right not to accept the highest or any bids.

## 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 booked viewings can be unaccompanied but all at prospective purchasers own risk and restricted to the advertised land only. All gates must be kept closed on entering and leaving the land. There may be livestock on the land and therefore no dogs are permitted.

## Directions

From Totnes take the A381 Newton Abbot Road heading north and after approximately three quarters of a mile the land and main entrance will be on your left hand side.

## What3words Location:

///hush.sprayer.copycat



### 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 Higher Court West, Littlehempston, Totnes, Devon TQ9 6LT**

**Whole: 27.71 acres (11.22 hectares) Offers in Excess of £320,000**

**Lot 1: 3.92 acres (1.59 hectares) Offers in Excess of £80,000**

**Lot 2: 19.20 acres (7.77 hectares) Offers in Excess of £180,000**

**Lot 3: 4.59 acres (1.86 hectares) Offers in Excess of £60,000**

**I/We offer for the whole of the above land extending to 27.71 acres (11.22 hectares) Subject to Contract, Freehold with vacant possession.**

Amount Figures	
Amount Words	

**I/We offer for Lot 1 of the above land extending to 3.92 acres (1.59 hectares) Subject to Contract, Freehold with vacant possession.**

Amount Figures	
Amount Words	

**I/We offer for Lot 2 of the above land extending to 19.20 acres (7.77 hectares) Subject to Contract, Freehold with vacant possession.**

Amount Figures	
Amount Words	

**I/We offer for Lot 3 of the above land extending to 4.59 acres (1.86 hectares) Subject to Contract, Freehold with vacant possession.**

Amount Figures	
Amount Words	

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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:	

**Status:**

Please confirm position:

Status	Cash / Loan / Mortgage
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Signature:	
Date:	

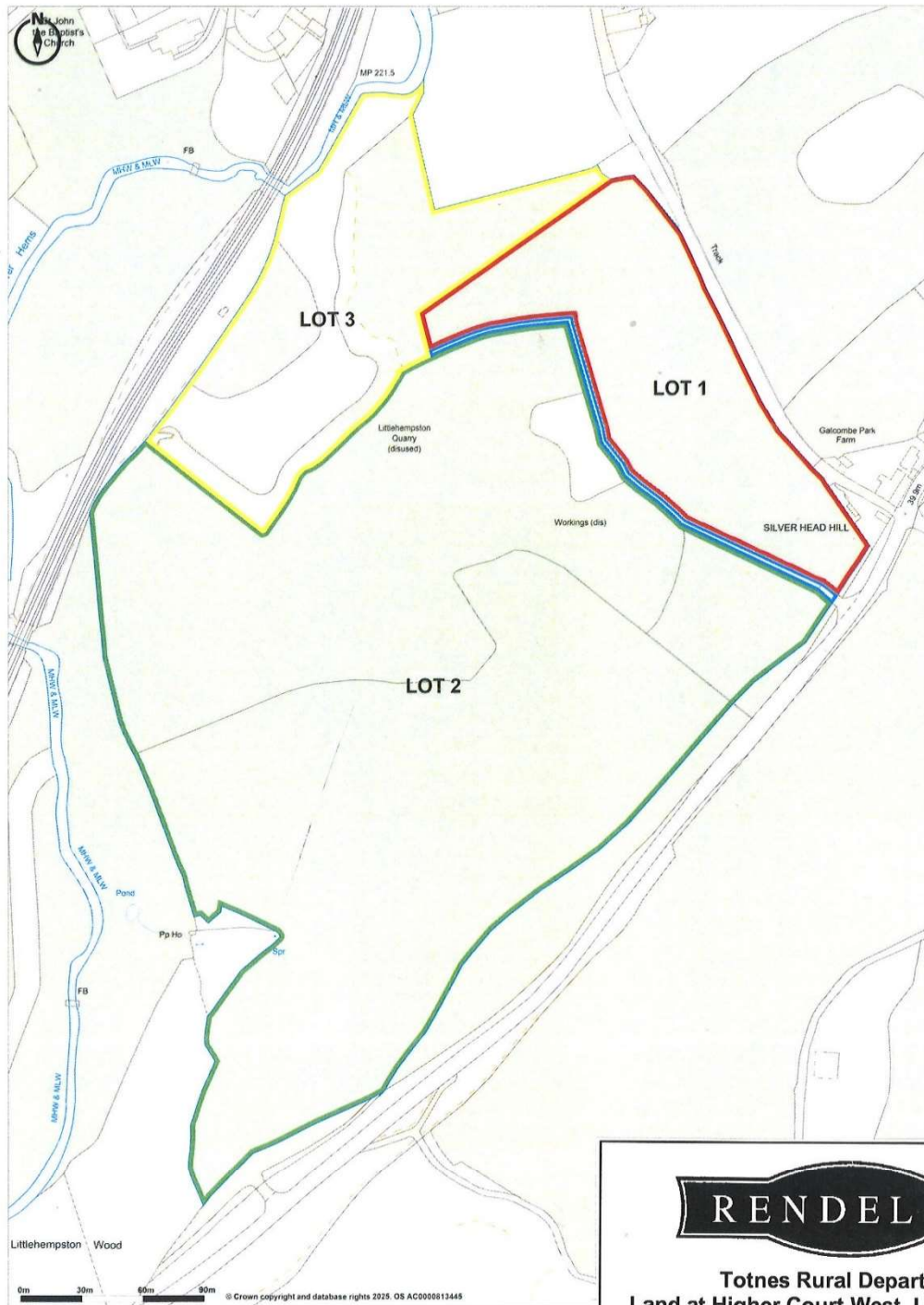
The vendor reserves the right not to accept the highest offer received or any offer if so wished.

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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**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:3000. Paper Size - A4

**RENDELLS**

**Totnes Rural Department  
Land at Higher Court West, Littlehempston  
Totnes, Devon TQ9 6LT**

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Also office at  
Newton Abbot, Ashburton & Chagford

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