

gth



MANOR FARM

South Allington - Kingsbridge - Devon





MANOR FARM

South Allington - Kingsbridge - Devon - TQ7 2NB

Kingsbridge 6.7 miles; Plymouth 29.5 miles; Exeter 45 miles



A mixed agricultural holding extending to 195.35 acres with a primary Georgian style farmhouse and range of traditional farm buildings, set within the picturesque South Devon landscape.

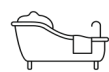
Freehold Guide Price £2,210,000 (As a whole)



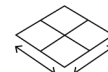
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6



2



397.8 sq. m

Greenslade Taylor Hunt

8 Erme Court, Ivybridge, Devon, PL21 0SZ

farms.ivybridge@gth.net 01752 393737

Rendells

57 Fore Street, Totnes, Devon, TQ9 5NL

totnes@rendells.co.uk 01803 863888

Joint Selling Agents

INTRODUCTION

Manor Farm comprises a grand 6 bedroom Georgian farmhouse and diverse range of agricultural buildings, set within 195.35 acres of mixed agricultural land within the stunning South Devon coast.

DESCRIPTION

Offered for sale as a whole or in up to 7 lots, Manor Farm offers a unique opportunity to secure a historic property along the secluded South Devon coastline, a landscape designated for its national importance.

The property benefits from a primary dwelling with a range of buildings suitable for alternative uses, subject to planning consents, whilst the condition affords the purchaser an opportunity to modernise and finish to their own tastes.

The wider landholding provides a commercial agricultural acreage of mixed land, a large portion of which is actively cropped to cereals and has a history of a high standard of farming.

SITUATION

Manor Farm is situated amongst the South Devon hamlet of South Allington, approximately 7 miles south of Kingsbridge. The town of Kingsbridge offers a range of everyday shopping and banking facilities, as well as primary and secondary education services, with the larger city of Plymouth being located 29.5 miles away and providing a wide range of commercial services. Both Plymouth, Totnes and Exeter beyond offer connection to mainline rail services to London and the national rail network. The A38 expressway provides connection to the M5 motorway at Exeter. Lanacombe Beach is a pleasant 1.5 mile walk away and East Portlemouth with ferry service to Salcombe is just 3.8 miles away.

DIRECTIONS

From the town of Kingsbridge, take the A379 heading east out of the town. Continue until reaching the village of Frogmore, taking a right turn over Frogmore Creek, signposted East Prawle. Continue for 1/2 mile approx., taking a left turn at Lee Lane End Cross towards East Prawle. Continue for approximately 2 miles and upon reaching Chivelstone Cross, take a left turn towards South Allington. Lot 1 can be found within South Allington. What3words are included within these sales particulars and 'For Sale' signs will be erected locally.





LOT 1—MANOR FARMHOUSE, BUILDINGS & PASTURE

GUIDE PRICE: £895,000

///lifeguard.wage.owls

The primary Georgian farmhouse comprises a substantial 6 bedroom property with numerous adjacent agricultural buildings and set within 18.85 acres (7.63 hectares) or thereabouts, with 14.66 acres being permanent pasture, orchards and amenity land.

The farmhouse forms a Grade II* listed dwelling with records detailing a history back to the 18th century. Of a coursed and squared slate construction under a hipped slate roof, the property grandly stands overlooking private south facing gardens.

Whilst the property is in need of substantial renovation and modernisation, the imposing dwelling offers an abundance of potential to create a remarkable family residence within it's own private grounds. Due to the scale of the property, Manor Farmhouse has previously been occupied as two separate dwellings but still retains historic internal features and could form a single family home once more.

Alongside the primary farmhouse, Lot 1 includes a range of historic agricultural buildings, of greatest note are two stone buildings under slate rooves of two storey design and with numerous arched doorways and openings. There are also various more modern agricultural buildings of 20th century construction, including a steel framed workshop building and general purpose agricultural building. The buildings are considered to offer potential for a range of uses, subject to securing relevant planning consent.

The surrounding land area that forms part of Lot 1 offers biodiverse outside space with a mixtures of grassland, gardens, trees and hedgerows, in addition to a watercourse that bisects the land.

LOT 2—20.70 ACRES OF ARABLE LAND

GUIDE PRICE: £165,000

///courtyard.series.anguished

A useful block of 20.70 acres (8.38 hectares) or thereabouts of gently sloping south facing land capable of arable cropping but currently laid to pasture. The area comprises three regularly shaped parcels of bare land in a superb position overlooking the valley below.



LOT 3—19.80 ACRES OF PASTURE

GUIDE PRICE: £165,000

///caressing.dusty.private

Set within the valley, Lot 3 extends to 19.80 acres (8.01 hectares) or thereabouts of permanent pasture with the benefit of natural watering and direct road access. Whilst the majority of lot 3 benefits from established traditional Devon hedgerows, a new fence boundary will be required between Lots 1 and 3 where there is no traditional boundary. This shall be at the expense of the purchaser of Lot 3 and comprise a stockproof fence.

LOT 4—69.50 ACRES OF ARABLE

GUIDE PRICE: £600,000

///ironic.envy.mailings

A commercial block of predominately arable land extending to 69.50 acres (28.11 hectares) or thereabouts of gently sloping land. The land has been largely utilised for arable cereal production and benefits from two access points from the highway. The majority of the land is capable of arable production however prospective purchasers are advised to review the sales plan as there are boundaries to the land with adjoining landowners that are not fenced or marked on site. The purchaser of Lot 4 is required to erect a new stockproof boundary against this internal third party land.

LOT 5—2.16 ACRES OF AMENITY WOODLAND

GUIDE PRICE: £10,000

///questions.detective.machine

Lot 5 comprises a single parcel of mixed scrub and woodland, extending to 2.16 acres (0.87 hectares) or thereabouts and accessible by foot only. The parcel benefits from natural watering and offers a secluded parcel of land with mixed vegetation and shall appeal to amenity/recreational purchasers, subject to securing any consents that may be applicable.

LOT 6—7.28 ACRES OF PASTURE

GUIDE PRICE: £45,000

///strut.natively.redefined

Accessed via the stoned lane to the north east, Lot 6 comprises a single parcel of sloping permanent pasture extending to 7.28 (2.95 hectares) and is bordered by a range of traditional hedgerows.



LOT 7—56.66 ACRES OF PASTURE & COASTLAND

GUIDE PRICE: £330,000

[///cares.tradition.reactng](http://cares.tradition.reactng)

Set within a stunning hilltop position overlooking the South Devon coastline, Lot 7 comprises a mixture of pasture land and coastal scrub. Extending to 56.66 acres (22.93 hectares) or thereabouts, the land area offers a diverse land area suited to agricultural purchases and environmental conservationists alike. In addition, Lot 7 benefits from the remains of historic stone barn with views to the sea below.

SERVICES & OUTGOINGS

We understand Lot 1 is served by a single phase mains electricity supply, mains water service and private septic tank. There is a private water supply also available to Lot 1. There is no certified central heating system for the property, however there is a historic system to part of the property.

No electrical or water supplies are understood to be connected to the remaining Lots. All remaining Lots are sold with the benefit any natural water supply that may or may not exist. The land is not believed to be subject to any outgoings.

There is a right of water supply from Lot 6 to an adjoining neighbour.

ADDITIONAL INFORMATION

Council Tax: Manor Farm falls within Council Tax Band C within the district of South Hams District Council.

Broadband: No investigations have been made into the available broadband connections, a prospective purchaser is directed to make their own investigations.

Mobile Coverage: There is a mixture of mobile phone coverage on various networks but it is noted there are blackspots and for an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

The floor plans of the various buildings are detailed below however the layout is not as on site.

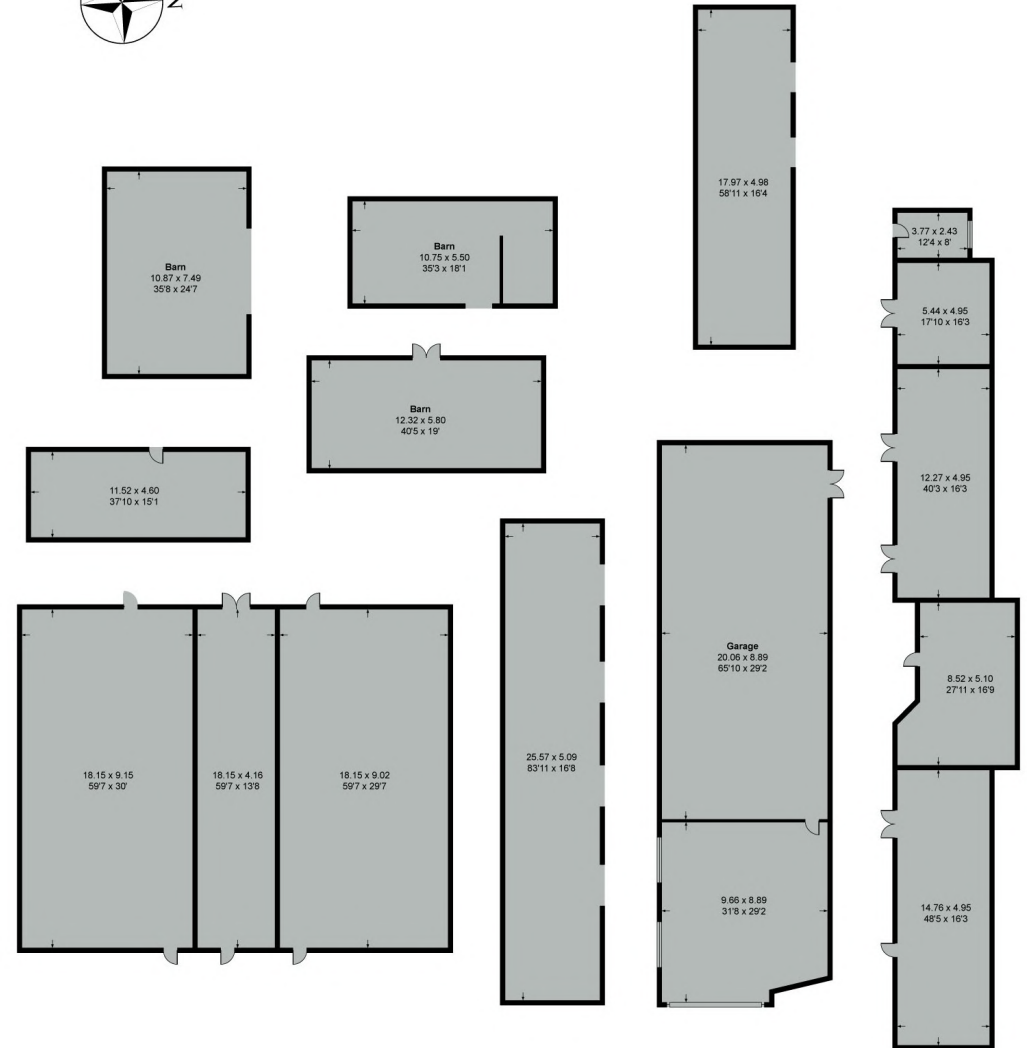
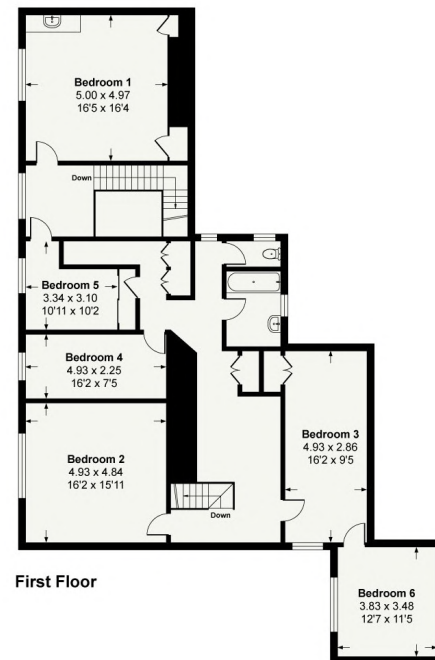
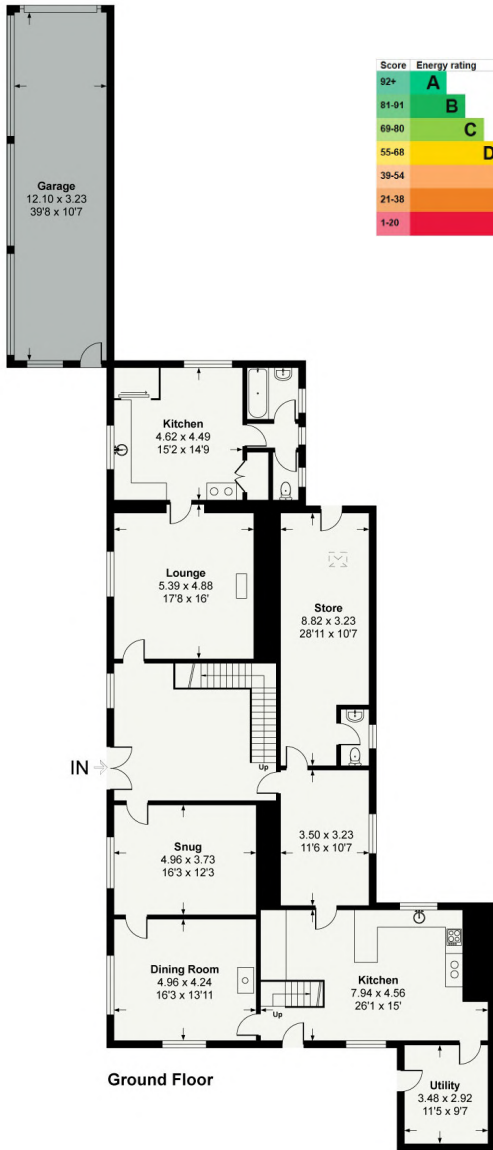
Manor Farm, TQ7

Approximate Gross Internal Area = 397.8 sq m / 4282 sq ft
 Approximate Garage Internal Area = 39.1 sq m / 421 sq ft
 Approximate Total Internal Area = 436.9 sq m / 4703 sq ft

Manor Farm, TQ7

Approximate Outbuilding Internal Area = 1100.3 sq m / 11844 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



Flooding: The property is partly within Flood zone 2 as defined by the Environment Agency, which is defined as the chance of flooding each year as less than 1%. The residential dwelling is understood to not be within this zone.

Designations: Manor Farmhouse is listed with Historic England with a Grade II* listing. The listing reference is 1168730 and applicants should make their enquiries upon the impact this designation may have on their intended future use. The holding is also located within the South Devon National Landscape (formerly the AONB).

Planning Permission: We believe that all elements have been constructed with planning consent or have been in place for sufficient time that a certificate of lawful existing use could be secured.

Tenure: The property is offered on the basis of freehold vacant possession on completion.

The purchaser will be obliged to grant the vendors a 6 month licence agreement for the workshop building adjacent to Manor Farmhouse. There shall be a licence fee payable of £100 to the purchaser of Lot 1—Manor Farmhouse. During the licence period the Licensee shall not take access in front of the farmhouse.

Health & Safety: Applicants are advised that the property comprises a working agricultural holding and viewing is entirely at their own risk. Neither the vendors nor the agents will be held liable for any damage or injury that may occur when interested parties are visiting the property.

Rights & Restrictions: The property is offered for sale subject to and with the benefit of all matters contain in or referred to in the property charges register of the registered title, along with all public and private rights of way, wayleaves, easements and other rights of way whether specifically referred to or not. Specific rights are noted within these particulars

Fixtures: All fixtures and fittings, unless specifically referred to within these sales particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendors or their agents prior to completion.

The contents of the workshop building shall remain the property of the vendors as fixtures for removal upon the expiry of the licence period.

Measurements and Testing: All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

VIEWING

Interested parties must register their interest with either of the joint agents. There shall be open viewing days of Lot 1 on the following dates: **Saturday 9th August at 10am, Wednesday 13th August at 2pm and Saturday 16th August at 2pm.**

Viewing of the land shall be by appointment during daylight hours with these sales particulars to hand.

All prospective purchasers are advised to leave gates as they were found and follow good practice in terms of biosecurity.

METHOD OF SALE

The property is offered for sale in lots as outlined within these details and to be sold by informal tender. Tenders must be received in writing on the attached tender form, which should arrive at either of the Agent's offices before **12noon on Thursday 25th September 2025.** Tender envelopes must be sealed and marked at 'Tenders for Manor Farm'.

Tenders can be received to either of the joint Agent's offices:

Rendells, 57 Fore Street, Totnes, Devon, TQ9 5NL; or

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon, PL21 0SZ

Applicants are advised to submit tenders by recorded delivery or in person. **Electronic tender submissions will not be accepted without prior agreement.**

Any tender received will be subject to contract and the vendors are not obliged to accept the highest or any other offer.

The property is offered for sale as a whole or in up to seven lots as detailed within these sale particulars. The right is reserved however, to alter or amend the proposed lotting and prospective purchasers shall make no objection to any such changes.

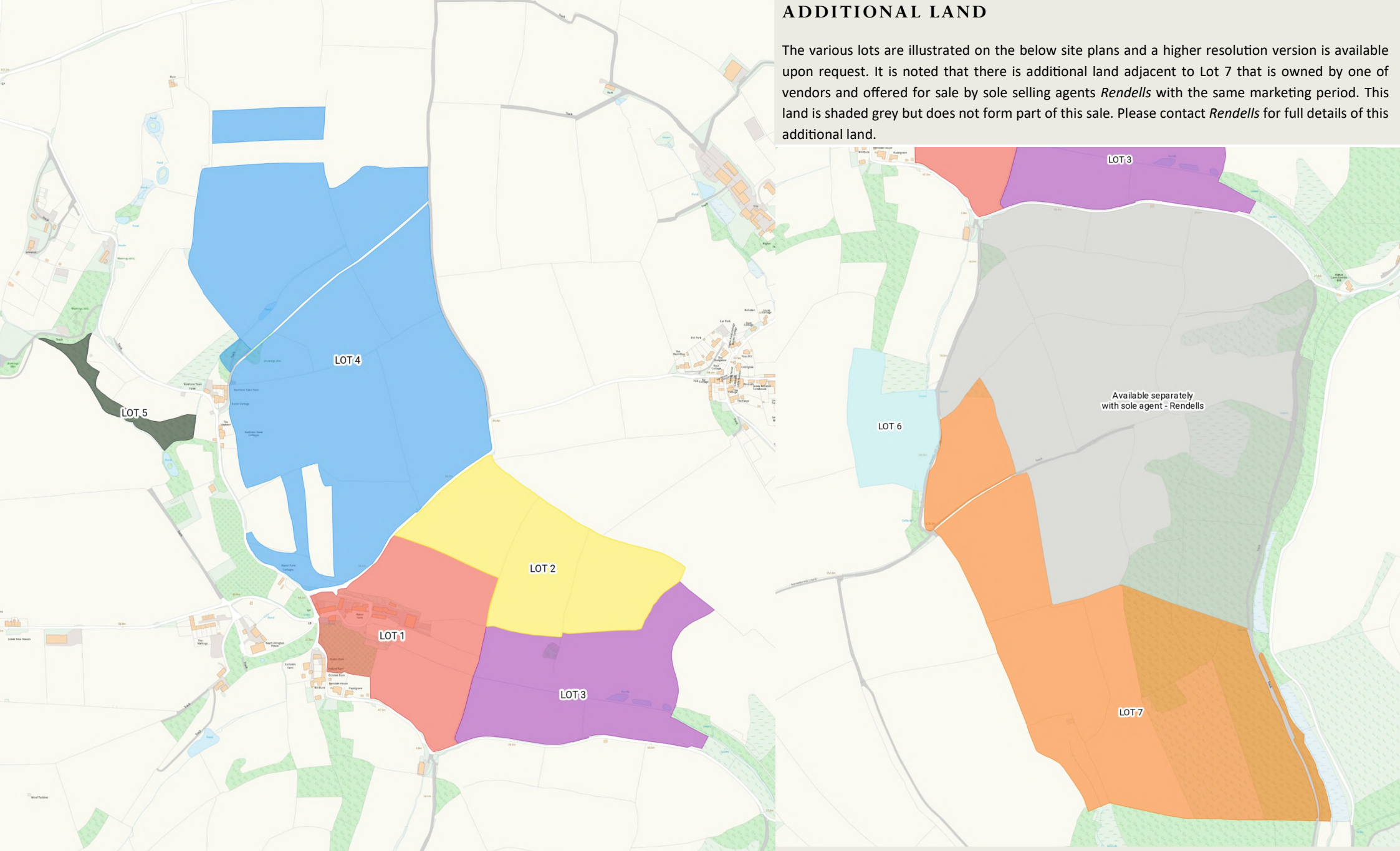






ADDITIONAL LAND

The various lots are illustrated on the below site plans and a higher resolution version is available upon request. It is noted that there is additional land adjacent to Lot 7 that is owned by one of vendors and offered for sale by sole selling agents *Rendells* with the same marketing period. This land is shaded grey but does not form part of this sale. Please contact *Rendells* for full details of this additional land.



IMPORTANT NOTICE

Plans are not to scale and provided for illustration purposes only. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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RENDELLS