

Established



1816



Lot 2



Lot 2



Lot 2

Land at Darnacombe Farm, Chillington, Kingsbridge, Devon TQ7 2JH

Offers in Excess of £675,000

134.25 acres (54.33 hectares) of pastureland, woodland and copse areas in secluded desirable location with benefit of natural water supply. Available in two separate lots or a whole.

Lot 1: 27.58 acres (11.16 hectares) Offers in Excess of £175,000

Lot 2: 106.67 acres (43.17 hectares) Offers in Excess of £500,000

DRO03240

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Situation

The land is conveniently located with a mile of Slapton Sands and the South Devon coast and within the South Devon Area of Outstanding Natural Beauty. The land is set within secluded valleys lying just to the west of the popular village of Slapton and within approximately 6.5 miles of the market town of Kingsbridge to the west and 8.5 miles of the port town of Dartmouth to the north.

The Land

The land extends in total to 134.25 acres (54.33 hectares) within one convenient block of free draining grassland with areas of wood and copse along the lower valley sections adjoining the streams that also serve and provide water to the land.

The land benefits from access from the council maintained highway to the south-east of the land which provides access to both lots. NB The drive/stoned lane is retained and owned with the farmhouse and buildings, which are not included in the sale. The land will benefit from access off the drive/stoned track via a legal right of way at all times for agricultural purposes to service the land.

The land benefits from predominately solid Devon hedge banks or boundaries that have been allowed to grow up with semi-mature and mature tree growth and with supplementary stock fencing to the majority of the field boundaries of varying specification and age and including sheep netting and two strand barbed wire as well as just barbed wire fencing.

Lot 1 and the southern section of Lot 2 are both north facing running down the valley to the streams that border to the north and the northern section of Lot 2 is south facing to the south and north facing to the north also running down to streams that border to the north and south providing water for stock.

There are various areas of broadleaf woodland copse areas which are largely natural regeneration woodland as well as further wetland areas around the streams providing wildlife haven and habitat areas.

The land has been registered with the Rural Payments Agency but is not understood to be subject to any current Stewardship or Sustainable Farming Incentive Agreements. There are also no payments relating to the delinked Basic Payment Scheme receivable by the purchasers.

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

Lot 1 (Identified edged pink on plan)

A useful block extending in total to 27.58 acres (11.16 hectares) with the benefit of natural water supply to the north from the stream that borders the land.

Comprised of three grassland fields which extend in total to 18.11 acres (7.33 hectares) and two areas of wood/copse extending to a further 9.47 acres (3.83 hectares).

The land benefits from access via a gateway to the top south of OS0156 directly off the main farm drive/track via approx. 15'0 metal gateway.

Schedule of Lot 1

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8144	0156	Grass	10.30	4.17
SX8044	8064	Grass	4.62	1.87
SX8044	6969	Grass	3.19	1.29
SX8144	0564	Copse/Wood	4.65	1.88
SX8044	6976	Copse/Wood	4.82	1.95
Total:			27.58 Ac	11.16 Ha

Lot 2 (identified edged green on plan)

Comprised of a single useful block extending in total to 106.67 acres (43.17 hectares) being predominately rolling free draining grassland totalling 98.86 acres (40.00 hectares) as well as woodland/copse areas totalling a further 7.81 acres (3.16 hectares).

The land benefits from access from the main farm drive/track with a 15'0 gateway to the eastern side of OS8350. There is a further bridlepath access to OS6808 to the north-west.

The land is watered by the streams that run through the mid-section as well as north and south sections of the northern block of land. There is also a useful cattle/livestock corral situated to the southern side of OS2674 which is of crash barrier and wood construction providing a useful area for cattle/livestock sorting and management.

Schedule of Lot 2

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX8044	8350	Grass	6.89	2.79
SX8044	6343	Grass	6.52	2.64
SX8044	4347	Grass	8.38	3.39
SX8044	1946	Grass	4.05	1.64
SX8044	1857	Grass	6.62	2.68
SX8044	4460	Grass	10.05	4.07
SX8044	5569	Grass	1.90	0.77
SX8044	4976	Copse/Wood	4.87	1.97
SX8044	4476	Grass	1.93	0.78
SX8044	2674	Grass	11.42	4.62
SX8044	2086	Grass	6.15	2.49
SX8044	2693	Grass	5.07	2.05
SX8044	3891	Copse/Wood	1.09	0.44
SX8044	3196	Copse/Wood	0.15	0.06
SX8044	1799	Copse/Wood	0.44	0.18
SX8045	0206	Copse/Wood	0.91	0.37
SX8044	0199	Grass	13.32	5.39
SX7944	9679	Copse/Wood	0.35	0.14
SX7944	8486	Grass	4.10	1.66
SX7944	8795	Grass	2.50	1.01
SX7945	6808	Grass	3.56	1.44
SX7944	7194	Grass	6.40	2.59
Total:			106.67 Ac	43.17 Ha

Services

Water: Both lots benefits from natural water supplies from streams that border the northern side of Lot 1 and the mid-section of Lot 2 as well as the north and south sections of the northern section of Lot 2.

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 farm drive/track to the south back to the public highway.

Lot 2 will benefit from access from the main farm drive/track to the south-east back to the public highway. There is a further access to the north-west of the land via a bridle track.

Stewardship Schemes

The land is not understood to be subject to any Stewardship or Sustainable Farming Incentive Schemes.

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/land is being offered on the open market with offers invited in excess of £675,000 (Six Hundred and Seventy Five Thousand Pounds) as a whole, offers in excess of £175,000 (One Hundred and Seventy Five Thousand Pounds) for Lot 1 and offers in excess of £500,000 (Five Hundred Thousand Pounds) for Lot 2.

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. left hand side.

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.



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 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 Kingsbridge take the Torcross/Slapton A379 road and after approximately 6 miles at Stokenham roundabout take the first exit heading northwards and after approximately 150 yards as the road turns right into Kiln Lane turn left on the corner continuing head north after approximately 250 yards at the next junction take the right hand fork in the road and stay on this road for approximately a half a mile and the land will be found on your left hand side either side of the main drive/track leading to Darnacombe Farm.

What3words Location:

Lot 1: ///daily.splinters.quail

Lot 2: ///slugs.obstruction.veered



Disclosed Bidding Form

Land at Darnacombe Farm, Chillington, Kingsbridge, Devon TQ7 2JH

Whole: 134.25 acres (54.33 hectares) Offers in Excess of £675,000

Lot 1: 27.58 acres (11.16 hectares) Offers in Excess of £175,000

Lot 2: 106.67 acres (43.17 hectares) Offers in Excess of £500,000

I/We offer for the whole of the above land extending to 134.25 acres (54.33 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

I/We offer for Lot 1 of the above land extending to 27.58 acres (11.16 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

I/We offer for Lot 2 of the above land extending to 106.67 acres (43.17 hectares) Subject to Contract, Freehold with vacant possession.

Amount Figures	
Amount Words	

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
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

Plan for identification purposes only



