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LAND AT IVYCOMBE HILL

South Allington - Kingsbridge - Devon



Land at Ivycombe Hill Manor Farm, South Allington, TQ7 2NB

56.66 acres (22.93 hectares) of permanent pasture and coastal scrubland, situated on hill top position.

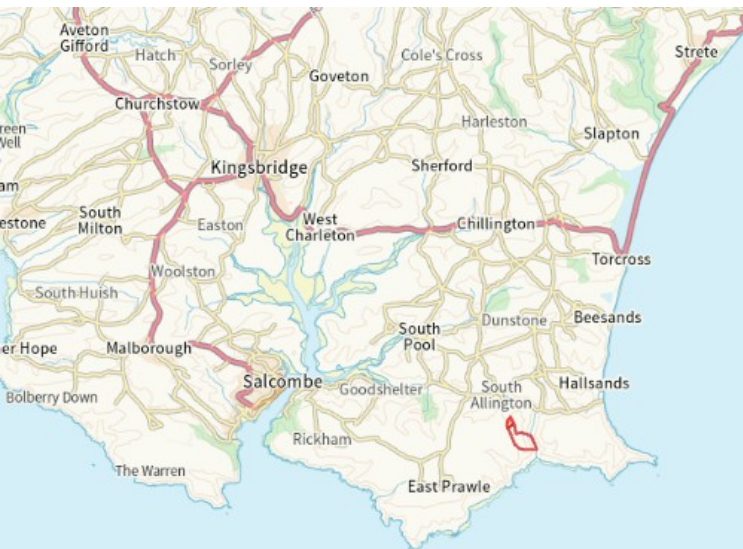
Guide Price: £425,000

For Sale by Public In Room and Livestream Auction (unless previously sold) on Wednesday 25th February 2026 at Shilstone House, Modbury, PL21 0TW at 2.00pm

DESCRIPTION

Set within a stunning hilltop position, overlooking the South Devon coastline, the land comprises a mixture of pastureland and coastal scrub. Extending to 56.66 acres (22.93 hectares) or thereabouts, the land offers a diverse land area suited to agricultural purchasers and environmental conservationists alike. Additionally, the land benefits from the remains of a historic stone barn with panoramic views across the sea.

Previously forming Lot 7 of the recent Manor Farm sale, the land is now offered for sale by public auction and livestream bidding as a whole and as shown on the accompanying plan.



SITUATION

The land is situated on the fringe 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.

SERVICES AND OUTGOINGS

No mains electrical or water supplies are understood to be connected to the land. The land is 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. Perspective purchasers should make their own enquires to the availability of services.

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. When in South Allington, turn right, proceeding to Lannacombe. After circa 400m, the land can be access by means of following the unmetalled track to the right. The track is best travelled by foot or 4x4, with initial access by any other means unadvisable.

BASIC PAYMENT SCHEME/ AGRI- ENVIRONMENT SCHEMES

The land is being sold without any Basic Payments Scheme or de-linked payments. The land is not subject to any agri-environmental schemes and purchasers are advised to make their own investigations of potential incomes.

LOCAL AUTHORITY

South Hams District Council—Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

DESIGNATIONS

The holding is located within the South Devon National Landscape (formerly the AONB).

ACCESS

Access to the property is off the public highway, by means of a right of way over an unmetalled track, providing access to the land. There are no known public rights of access to the land.

FLOOD RISK

The land is located within Flood Zone 1 as defined by the Environmental Agency, which is defined as a low chance of flooding, between 0.1—1% chance each year.



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. If there are points which are of particular importance to you please contact the office prior to viewing the property.

OUTGOINGS

The property is sold subject to any further outgoing as assessed whether stated in these particulars or not.

RIGHTS AND 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

METHOD OF SALE

The property will be offered for sale by Public Auction and Online Livestream Auction on Wednesday 25th February 2026 at Shilstone House, Modbury, PL21 0TW. It is possible that the property may be sold prior to the auction date and therefore it is advisable for interested parties to register their interest with the Agents. It is their responsibility to check with the Agents whether the property will still be offered on the auction date.

BIDDER REGISTRATION

All potential online, telephone & proxy bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction. Online Bidder Registration—<https://bit.ly/PropertyAuctionsGTH>.

Those attending the auction room to bid in person will complete bidder registration on arrival to the auction room. All in room bidders must provide 2 forms of identification in order to register.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at Future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold and so far as required by the Vendors will be conveyed subject to all easements quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraphic and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas, and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements offering the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority and any other statutory body affecting the same.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

GUIDE PRICE*

An indication of the seller's current minimum price at auction. The guide price of range or guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum

and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

TENURE AND POSSESSION

The property is sold as freehold with the benefit of full vacant possession. Completion will take place **6 weeks** after the exchange of contracts

LOTING

It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

CONDITIONS OF SALE

If you are the successful Buyer you will - from the moment the Auctioneer's gavel falls - become legally bound by the Conditions of Sale in relation to that Lot. Further details are available from the Agent. It will be assumed that you have read and considered the Conditions of Sale and any other relevant documents for the Lot(s) you are interested in before the day of the Auction, that you have shown them to your professional advisors and taken their professional advice before bidding. All buyers will be deemed to fully understand what they may be liable for if successful in purchasing. This should also include Stamp Duty Land Tax, Land Registry fees and VAT which may become payable on completion. If a potential purchaser is in any doubt they should seek advice from their own professional advisors.

SALES PRIOR

It is possible that the land may be withdrawn/sold prior to the auction date. It is advisable for interested parties to register their interest with the agents and it is their responsibility to check with the selling agent whether the land is being offered or if it has been withdrawn.

JOINT AUCTION AGENTS

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

Email: farms.ivybridge@gth.net | Tel: 01752 393737

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SOLICITOR DETAILS

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Tel: 01803 862233