





A rare opportunity to acquire 0.11 acres (0.04 hectares) of amenity/recreational land with potential for residential/alternative development (subject to planning) in a sought after location in the heart of the South Hams.

- Approximately 0.11 acres (0.04 hectares)
- Potential for development (subject to planning)
- Existing dwellings on either side of plot
- In sought after hamlet of Capton, near Dittisham
- For sale by Private Treaty

DIRECTIONS

From the Hemborough Post Junction at The Sportmans Arms Pub proceed northeast for approximately 1.3 miles towards Dittisham and then turn left following the sign for Capton. Follow this road for approximately 0.5 miles into the hamlet of Capton, bear left at the fork, continue for about 50 yards and the land can be seen on the right-hand side.

Grid reference: SX8338 5323

What3Words: Curvy.Segmented.Obvious

SITUATION

The land is situated near the heart of the hamlet of Capton. The nearby waterside village of Dittisham is about 3 miles away and the harbour town of Dartmouth approximately 6 miles distant.

The market town of Totnes is approximately 8 miles to the north west and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network is approximately 16 miles to the north west.

DESCRIPTION

Extending to approximately 0.11 acres (0.04 hectares), as outlined in yellow on the site plan, the land is down to grass/natural vegetation.

The land has a gentle west facing gradient and offers the potential for residential/alternative development with it being sandwiched between existing residential properties, subject to

obtaining the necessary planning consents.

The access track on the east side of the plot provides access to the seller's retained agricultural land and building located to the east of the plot.

ACCESS

Access to the land can be gained from the road running along the west boundary of the plot.

SERVICES

The land does not currently benefit from any services. Buyers are advised to make their own enquiries of South West Water and Western Power in relation to mains water and mains electric supplies respectively.

COVENANT/OVERAGE CLAUSES

There are no overage clauses or covenants attached to the land.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

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

SPORTING AND MINERAL RIGHTS

The sporting rights and mineral rights are included in the sale, as far as are known.

WAYLEAVES AND EASEMENTS

The property is sold subject to any Wayleave and Easement agreements.

METHOD OF SALE

The land is offered for sale by Private Treaty.

GUIDE PRICE

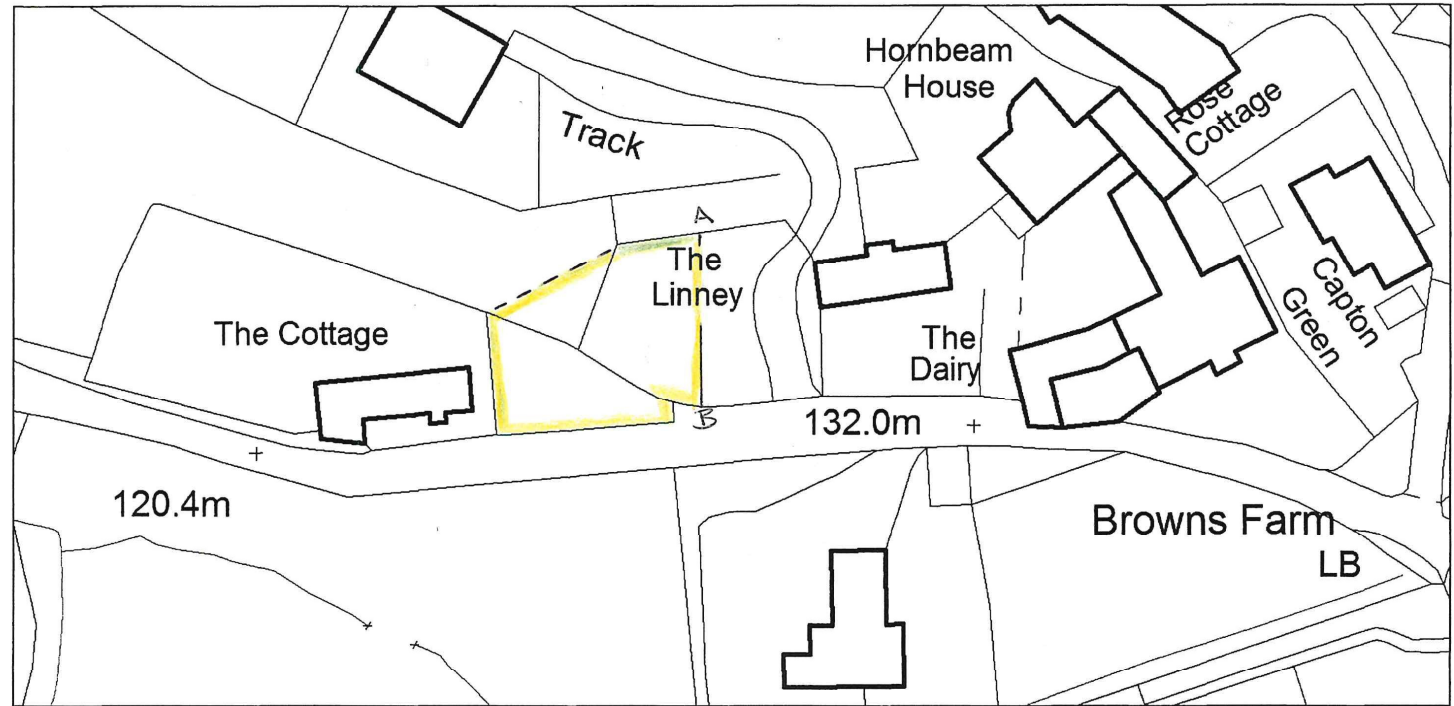
£100,000

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the Sole Selling Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646 178 for details.



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Luscombe Maye
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