





Some 11.24 acres (4.62 hectares) of productive permanent pasture, together with planning permission for the erection of a modern agricultural building, located conveniently between the villages of Ugborough and Bittaford, near Ivybridge in South Devon.

- Some 11.24 acres (4.62 hectares)
- Planning consent for the erection of a modern agricultural building
- Mains and stream water
- Potential for other uses (STP)
- Close proximity to the A38 dual carriageway expressway
- Road access

DIRECTIONS

From the village of Ugborough proceed in a northerly direction towards the village of Bittaford. The entrance to the land will be found approximately half a mile along this road on the left hand side, before reaching the underpass for the A38 dual carriageway expressway.

What3words: [entrust.shuttered.clues](https://www.what3words.com/entrust.shuttered.clues)

SITUATION

The Quellse, Lordswood is situated on the west side of Ugborough road, leading from the village of Ugborough to Bittaford, in South Devon. The nearest town of Ivybridge is about 2 miles away and the connection to the A38 dual carriageway expressway at Wrangaton is about 2 miles distant also.

DESCRIPTION

The Quellse, Lordswood comprises a total of some 11.24 acres (4.62 hectares) of bare permanent pasture grassland, divided into three enclosures, as approximately outlined in red on the site plan.

With a combination of gentle, moderate, but in the main steep north, east and west facing slopes, the land has been used in the past for livestock grazing purposes.

The land whilst having been used for agricultural purposes in the past offers potential for some recreational/equestrian/amenity use, subject to obtaining the necessary planning consent.

There is a metered mains water supply to a standpipe located on the east boundary of the most easterly field, together with a natural brook water supply running against the north boundary of the fields.

The land is in good heart and the perimeter hedges are stock-proof and fenced with sheep wire and a combination of barbed and plain above.

Access to the land is off the west side of Ugborough road through a 12 foot gateway, the incline approach to the gateway being of tarmacadam surface, allowing easier access for vehicles.

PLANNING CONSENT

Planning consent (application number 2038/23/FUL) was granted by South Hams District Council on 1 September 2023 for the erection of an agricultural storage building, associated engineering works and landscaping.

This building can only be used for agricultural purposes and the proposed size of the building is 22.5m in length x 12m in width and 4.2m to the eaves and 5.5m to the ridge.

All details of the planning consent, together with the drawings can be seen on the South Hams District Council planning portal.

TENURE

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

PUBLIC RIGHTS OF WAY

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

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included with the land as far as are known.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship Scheme agreements.

METHOD OF SALE

The land is being offered for sale by Private Treaty.

GUIDE PRICE

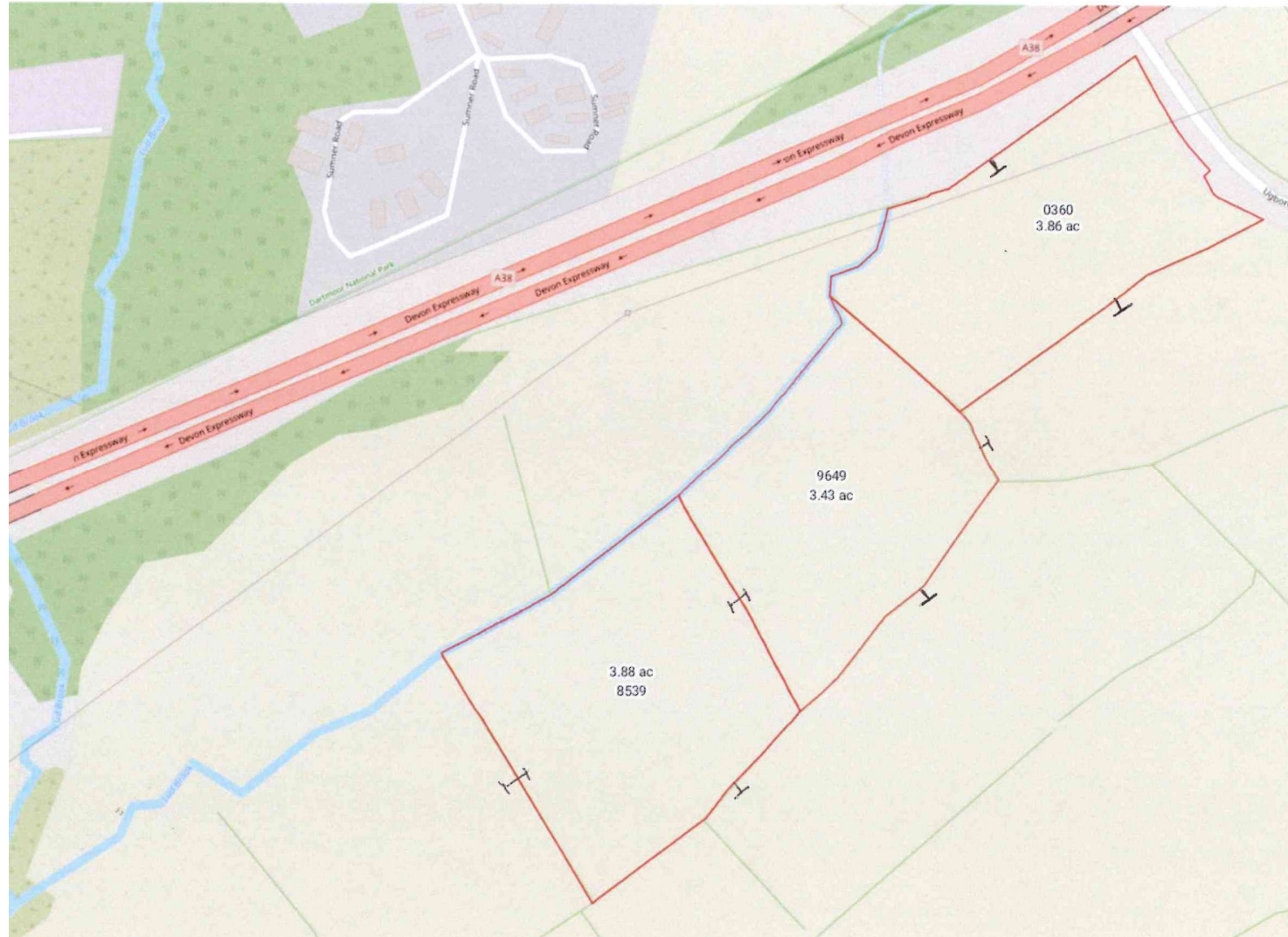
£125,000

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.



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