



Modern Farm Building and Land Part Dorsley Barton Harbeton, Totnes, TQ9 6DN



A Modern farm building (2,400 square feet) together with approximately 32.08 acres (12.98 hectares) of agricultural land in a desirable and accessible location situated on the south side and within close proximity to Totnes, available for sale as a whole or in up to 2 lots to suit buyers' requirements.

- Modern Farm building (approx. 2,400 square feet – 224 square metres)
- Approx. 32.08 acres (12.99 ha) in all of arable/pasture land
- For sale as a whole or in up to 2 lots
- Lot 1 – approx. 17.19 acres
- Lot 2 – approx. 14.89 acres
- Mains water supply
- Good road access

Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

 01548 800183

 luscombemaye.com

DIRECTIONS

From the village of Avonwick proceed in an easterly direction along Plymouth Road towards the town of Totnes for approximately 3.6 miles and then turn right towards Harberton. Continue straight for the next 100 feet, and bare left. Proceed in an easterly direction along this road for approximately 1 mile and the entrance gate to Lot 2 will be on the left hand side and thereafter the entrance gate to Lot 1 and the Modern Farm Building.

What3Words Location – [overheat.canny.icebergs](https://www.what3words.com/overheat.canny.icebergs)

SITUATION

The Modern Farm Building and land part Dorsley Barton is situated on the south side of Plymouth Road leading from the town of Totnes (approximately 2 miles distant) in the South Hams area of South Devon.

The nearest village of Harberton is approximately 1.8 miles to the south whilst the nearest market town of Totnes is approximately 2 miles to north-east.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network is approximately 4.7 miles to the west via Marley Head.

DESCRIPTION

The Modern Farm Building and land part Dorsley Barton extends in all to approximately 32.08 acres (12.98 ha) of arable/permanent pasture land.

With a combination of gentle, moderate and in some places steep north, east and west facing slopes, the entirety of the land is stock-proof fenced with five strands of barbed wire.

The land is offered for sale as a whole or in up to 2 lots to suit buyers' requirements. Dealing with each lot in turn:-

LOT 1 (as shaded red)

Extending to approximately 17.19 acres (6.96 ha) in all of permanent pasture and to include the area occupied by the building.

The land is predominantly of a gentle gradient with some moderately sloping north and east facing slopes.

The land whilst having been used for arable cropping purposes in the past, but more recently for agricultural



purposes offers potential for recreational/ equestrian/amenity use, subject to obtaining the necessary planning consent.

Lot 1 is accessed through a 18 foot galvanised gateway off the council maintained highway leading to a hardcore area allowing good vehicular access.

Lot 1 of the Land part Dorsley Barton benefits from a Modern Farm Building for agricultural purposes having been erected in March 2020. The building extends in total to 60ft x 40ft 2,400 square feet (224 square metres). The height to the eaves being 14ft.

Constructed of a steel and timber clear span portal frame with dark green plastic coated box profile cladding sheets under a grey fibre cement roof. With roof lights, grain panels and personalised side door and a 15ft roller shutter door.

There is a mains water supply to a water trough on the western boundary of Lot 1. In the event that land sells in separate lots, the buyer of Lot 1 will be required to pay the

buyer of Lot 2 for the water consumed according to the sub meter at South West Waters prevailing rate. No electric to the building.

PLANNING CONSENT

Planning consent was granted by South Hams District Council on 23 January 2020 permitting the development of a proposed agricultural building, planning reference 0231/20/AGR. Full details of the planning consent, together with the drawings can be seen on the South Hams District Council planning portal.

LOT 2 (as shaded blue)

Extending to approximately 14.89 acres (6.03 ha) in all, the land is all down to permanent pasture, having in the past been used for arable cropping and more recently for livestock grazing purposes. The land has a combination of gentle, moderate but in the main quite steep north and east west facing slopes.



The main access to Lot 2 is gained through a single vehicular width galvanised 16ft gateway in the southern western corner of the land off the council-maintained highway. There is also a second (10ft) gateway on the northern boundary both of which are marked with a G on the site plan.

There is a mains water trough on the southern boundary of Lot 2 and a spring fed trough located on the northern boundary.

SERVICES

In the event that the land sells in separate lots, the seller reserves the right for the buyer of Lot 1 to bring an underground electricity supply across Lot 2 into Lot 1. Further details regarding the services are available in the technical pack.

TENURE

The land is being offered for sale on a freehold basis with vacant possession 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

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

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the Basic Payment Scheme, however no entitlements are included with the sale. Any 'De-Linked' monies will remain with the vendor of the land.

ENVIRONMENTAL STEWARDSHIP

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

WAYLEAVES AND EASEMENTS

The property is sold subject to any Wayleave and Easement

agreements. Further details available in the technical pack, see below.

TECHNICAL PACK

A technical pack has been prepared by the sellers' solicitors and is available on request from the Sole Selling Agent, Luscombe Maye.

METHOD OF SALE

The Modern Farm Building and Land part Dorsley Barton is offered for sale by Informal Tender (unless sold prior) such that buyers are invited to submit their highest and final offers in a sealed envelope by **Thursday 25th April 2024 at 12 noon**. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Modern Farm Building & Land part Dorsley Barton'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

Buyer(s) will be required to exchange contracts within four weeks of their solicitor receiving a draft contract.

GUIDE PRICES

Lot 1 - £295,000

Lot 2 - £150,000

The Whole - £445,000

LOCAL AUTHORITY

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

HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

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



Luscombe Maye
Since 1873

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

