





A rare opportunity to acquire some 4.35 acres (1.76 hectares) of permanent pasture, located conveniently between the villages of Yealmpton and Newton Ferrers.

- Approximately 4.35 acres (1.76 hectares)
- Potential for use as a pony paddock (STP)
- Within close proximity to Newton Ferrers and Yealmpton
- Located to the north of the Collaton Estate
- Peaceful location
- For sale by Formal Tender with a closing date for tenders
Wednesday 5th June 2024 at 12 noon

DIRECTIONS

From the village of Yealmpton proceed in a southerly direction towards the village of Newton Ferrers for approximately 2 miles. Turn left onto Whittingham Road (Collaton Estate) marked private. Proceed through the Collaton Estate along Whittingham Road onto Munro Avenue and you will come to a small hardstanding area. The single vehicular width entrance gate to the land will be found on the right-hand side directly ahead adjacent to the row of properties.

What3words: signs.patio.swam

SITUATION

Collaton Meadows is situated between the popular villages of Yealmpton and Newton Ferrers, within the South Hams area of South Devon. The nearest town of Ivybridge is about 8 miles away and the connection to the A38 dual carriageway expressway at Lee Mill is about 6 miles to the north.

DESCRIPTION

Collaton Meadows comprises a total of approximately 4.35 acres (1.76 hectares) of permanent pasture grassland, divided into two enclosures, as approximately outlined in red on the site plan.

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

The land offers the potential for use as a pony paddock/recreational area, subject to obtaining the necessary planning consents.

There is a pumping station owned by South West Water situated on the land in the first enclosure, as marked on the site plan.

WATER SUPPLY

Currently there are no services connected to the land. However, there is a duct through which a purchaser could connect to the mains water supply in Munro Avenue. Purchasers are advised to make their own enquiries of South West Water regarding the terms related to connecting to this mains water supply.

ACCESS

Access to the land is through a single vehicular width gateway on the northern boundary of the land through Collaton Estate off Munro Avenue. There is a right of way

through the Collaton Estate to get to the land. Further details are provided in the legal pack, see below.

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.

ENVIRONMENTAL STEWARDSHIP

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

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

RIGHTS OF ACCESS

South West Water have a right of access from Munro Avenue over the land to get to their pumping station as and when required. The seller also maintains a right of access over the land to maintain, repair or replace their underwater mains water supply pipe.

The seller (and their successors in title) reserves the right to connect into the South West Water drainage pipe/infrastructure in the future if required.

Further detail regarding the rights of access is contained in the legal pack.

OVERAGE CLAUSE

Part of the land is sold (the Front Meadow - hatched pink on the site plan) subject to an overage clause in respect of future development for 25% for a period of 25 years. Full details of the clause are contained in the legal pack.

GUIDE PRICE

£65,000

METHOD OF SALE

Collaton Meadows is offered for sale by Formal Tender (unless sold prior) such that buyers are invited to submit their highest and final offers in a sealed envelope by **Wednesday 5th June 2024 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked

'Collaton Meadows - Tender'.

Buyers who wish to submit a tender will be required to sign a legal contract and provide a deposit equivalent to 10% of their offer price, as their tender. If either of these two component parts are not submitted, their tender risks being declined.

Moreover, the successful purchaser will be liable to pay the sum of £1,500 + VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

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.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, Donna Baker of Howard & Over at Plym House, 3 Longbridge Road, Plymouth, PL6 8LT. Tel: 01752 556606. E-mail: donna.baker@howard-over.co.uk

LOCAL AUTHORITY

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

HEALTH AND 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

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

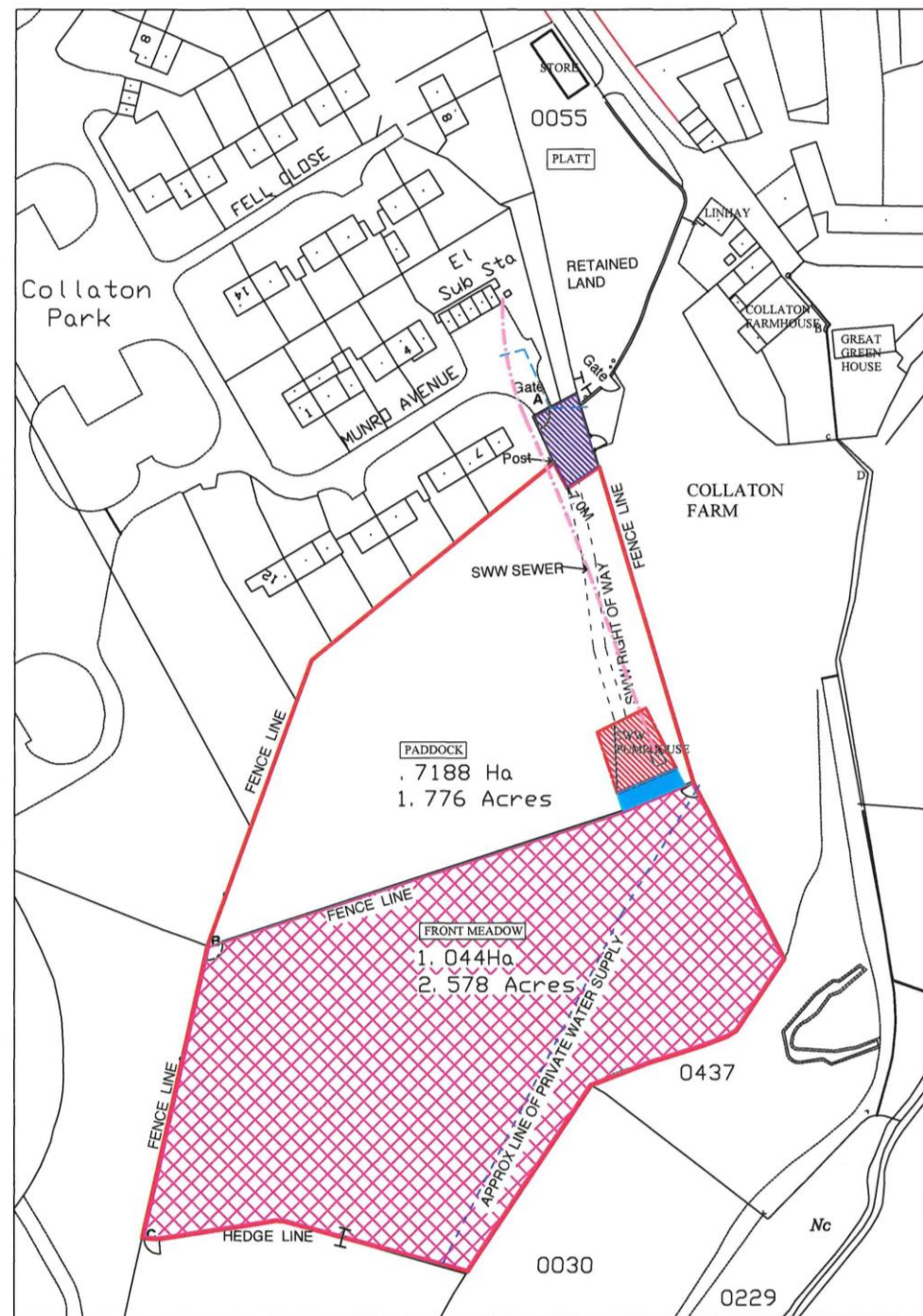
Farms, Land & Smallholdings

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LAND AT COLLATON FARM
YEALMPTON PL8 2NE
PLAN
1:1250 @ A4

 **Luscombe Maye**
Since 1873

