









Some 7.41 acres (2.96 hectares) of general recreation/amenity land offering the potential for a range of uses (subject to planning) in a tucked away location nestled in the heart of the South Hams countryside.

- Some 7.41 acres (2.96 hectares)
- Recreation/amenity land
- Peaceful location
- Potential for alternative uses (STP)
- South facing
- Rare opportunity
- For sale by Formal Tender with a closing date for tenders being Thursday 23<sup>rd</sup> May 2024 at 12 noon

#### **DIRECTIONS**

From Christone Cross (What3Words Location-jiffy.salary.posed) proceed towards Moreleigh/Kingsbridge for 100 yards and then turn left, towards Beenleigh. Follow this road for about 1 mile past Beenleigh Manor, and then bare left at Beenleigh Bridge junction towards Harberton. Continue for approximately 150 yards and then turn right onto the lane (opposite Thorn Barn) proceeding past the corrugated barn where the entrance gate to the land will be found thereafter on the right hand side.

What3Words Location: pimples.flagpole.uproot  
Grid reference: SX 7556 4594

#### **SITUATION**

The land is situated in the hamlet of Beenleigh in the South Hams area of South Devon.

The nearest village of Diptford is about 2 miles to the west. The A38 dual carriageway expressway, connecting to the M5 motorway, being about 5 miles to the north accessed via Marley Head.

#### **DESCRIPTION**

Extending to some 7.41 acres (2.96 hectares) in all as outlined in red on the site plan below.

Of this, approximately 1.99 acres is down to grass and the balancing 5.33 acres is currently overgrown with mature gorse and other natural vegetation.

The land, having been used for agricultural purposes in the past, has not been used for a number of years. Any debris on the land is included in the sale.

The land is on a moderate south facing slope and is considerably steep in some places. The steepest slopes veering off to the west.

This land is particularly suited for general recreation/amenity or other uses (subject to obtaining the necessary planning consents).

#### **ACCESS**

Access to this land is predominantly gained through a gateway located in the northeastern corner of the land. There is a Right of Way across this lane reserved at all times and for all purposes. Further details of this Right of Way are available in the legal pack.

Further access points (of which the gateways are currently overgrown) are located on the western boundary of the land and are approximately marked by the letters 'G' on the site plan.

#### **TENURE**

The property is being offered for sale on a freehold basis with vacant possession on completion.

#### **SERVICES**

There are currently no mains services connected to the land.

#### **RIGHTS OF WAY**

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

#### **SPORTING RIGHTS AND MINERAL RIGHTS**

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

#### **METHOD OF SALE**

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of Thursday 23<sup>rd</sup> May at 12 noon.

Tenders must be submitted to 6 Fore Street, South Brent TQ10 9BQ in an envelope clearly marked 'Land at Beenleigh Bridge'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller (see Legal Pack below) and provide a deposit of 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, Ashfords LLP of Ashford House, Grenadier Road, Exeter, Attention: Ms Laura Prouse, Tel: 01392 333733, e-mail: [l.prouse@ashfords.co.uk](mailto:l.prouse@ashfords.co.uk)

### GUIDE PRICE

£25,000

### LOCAL AUTHORITY

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

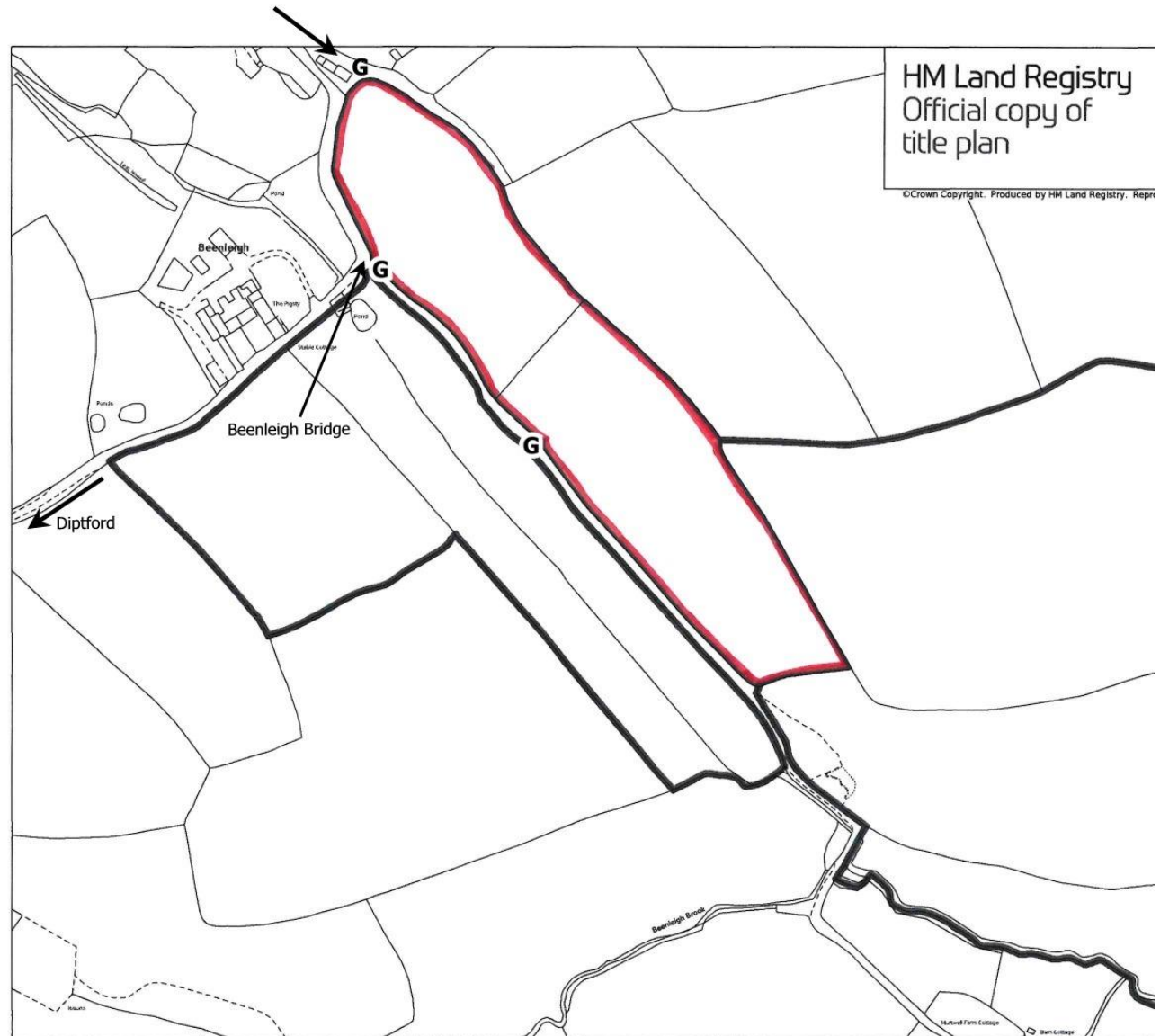
### HEALTH & SAFETY

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

Strictly by appointment with the Sole Agents, Luscombe Maye. Telephone 01548 800183 for details.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



For identification purposes only. Not to be relied upon for conveyancing purposes. Not to scale.

### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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🌐 [luscombemaye.com](http://luscombemaye.com)

 **Luscombe Maye**  
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