









Some 26.98 acres (10.92 hectares) of agricultural land within easy reach of Salcombe and Malborough in the South Hams area of South Devon.

- Some 26.98 acres (10.92 hectares) of agricultural land
- Within easy reach of Salcombe
- Mains water supply
- Offering potential for other uses (STP)
- Road access
- For sale by Private Treaty.

### **DIRECTIONS**

From Kingsbridge proceed to the village of Malborough and on reaching the village, opposite the garage and Co-op store, bear right into Collaton Road. Proceed along this country road towards North and South Sands for about 1 mile passing a right hand turn to Combe and Higher Rew. On reaching a sharp right hand bend and with a single track lane directly in front of you, the gateway to the land will be seen immediately on the left hand side. (Viewings strictly by appointment).

What3Words location: table.nerd.cucumber

### **SITUATION**

The land at Moul Farm is situated between the villages of Malborough and the harbour town of Salcombe in the South Hams area of South Devon. Salcombe is about 1 mile distant and the village of Malborough about 1 mile.

The town of Kingsbridge is about 4 miles distant and the A38 connection and Wrangaton, connecting to the M5 motorway and national road network about 15 miles to the north.

### **DESCRIPTION**

The land at Moul Farm comprises a total of some 26.98 acres (10.92 hectares) of agricultural land, the full extent of the whole which is as approximately outlined in red on the site plan.

The land is all down to grass with a combination of gentle, moderate and in places steep north, east, south and west facing slopes.

The entrance to the land may be gained through a gateway in the south-east corner or through existing gateways (albeit grown in) off the Devon County Council owned track against the north boundary.

### **SERVICES**

A mains water supply is connected to a cattle drinking trough near the entrance gate, as marked by the letters WT on the site plan.

### **BASIC PAYMENT SCHEME**

The land is registered with the Rural Payments Agency for the Basic Payment Scheme. However, there are no Basic Payment Scheme entitlements being offered for sale with the land.

### **PUBLIC RIGHTS OF WAY**

There is one public right of way which crosses the centre of the land, as approximately shown by the green dotted line on the site plan.

### **SPORTING AND MINERAL RIGHTS**

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

### **METHOD OF SALE**

The land is being offered for sale by Private Treaty.

## GUIDE PRICE

£375,000

## VIEWING

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

## PLEASE NOTE

Pursuant to the Estate Agency Act 1979, the vendor of this property works in association with Luscombe Maye.



## Farms, Land & Smallholdings

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 **Luscombe Maye**  
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