





Pond Farm

Aveton Gifford, Kingsbridge, Devon
TQ7 4JN



Kingsbridge - 4 miles
Plymouth - 15 miles
A38 dual carriageway - 10 miles

A truly unique opportunity to acquire a residential and livestock farm (90.07 acres in all) with the most magnificent views over the River Avon and offering the potential to create an iconic property in an unrivalled location. Available for sale as a whole or in two lots to suit buyer's requirements.

- Approximately 90.07 acres in all
- Breathtaking views across the River Avon and the tidal estuary
- Range of Stone Barns and Modern Farm Buildings
- Lot 1 – 79.92 acres (32.32 hectares)
- Lot 2 – 10.15 acres (4.10 hectares)

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.

Farms, Land & Smallholdings
62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183
🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DIRECTIONS

From Aveton Gifford, proceed along the tidal road towards Bigbury. Approximately half a mile along this road turn off to the right which will lead into the driveway leading up to Pond Farm.

What3Words Location: picked.operating.trip

SITUATION

Pond Farm is situated near the village of Aveton Gifford, between the villages of Aveton Gifford and Bigbury, in the South Hams area of South Devon and within an area designated as a National Landscape (formerly known as Area of Outstanding Natural Beauty).

The nearest town of Kingsbridge is about 4 miles away, the city of Plymouth some 15 miles to the west and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.

DESCRIPTION

Pond Farm comprises a residential and livestock farm, to include a farmhouse, detached bungalow, range of traditional and modern farm buildings and some 90.07 acres of agricultural land, the full extent of which is as approximately outlined in red on the site plan.

The farm has been divided into two lots (as can be seen from the site plan) and buyers are invited to submit offers on one or both lots as may suit their requirements.

The principal access to the farm is gained off the council maintained tidal road, between the villages of Aveton Gifford and Bigbury. Access is restricted to particular hours of the day based on tidal movement.

There are two alternative accesses to Pond Farm. Firstly, an alternative access may be gained over the public byway Drunkards Lane into the northern boundary of field parcel 3555.

The second alternative access to the farm may be gained via a Right of Way over Waterhead Lane to a gateway on the eastern boundary of field number 7925, however this is not currently in use. Both alternative access points are labelled and approximately shown by a brown hatched line on the site plan.

LOT 1 – Farmhouse, bungalow, stone and modern farm buildings and agricultural land, extending to 79.92 acres in all (outlined in green on the site plan)

Farmhouse

Not of listed status, the farmhouse is believed to have been constructed in 1830, built mainly of rendered solid stone walls with parts being slate hung and under a slate roof.



The property comprises the following accommodation:-

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Rear Entrance Porch, Boot Room/Store, Utility Room, Separate WC

First Floor

Landing, Family Bathroom, 4 Bedrooms

Services

Mains water, electric and private septic tank drainage. Solar panel on roof heats water for bathroom and utility room. Meters for the water supply can be identified on site plan by the letter M.

Pond Cottage (Bungalow)

A detached bungalow of Woolaway construction, built in approximately 1965/66 with an interlocking concrete tile roof. This property is subject to an Agricultural Tie whereby only those persons

previously or currently working full time in agriculture or forestry are permitted to reside in the dwelling.

The property comprises the following accommodation:-

Entrance Hall, Sitting Room, Kitchen/ Dining Room, Separate WC, Bathroom, 3 Bedrooms, Rear Entrance Porch

Services

Mains water (on the same meter as the farmhouse), electric and private septic tank drainage (both separate from the farmhouse). Economy 7 electric tariff by night for the water heater and night storage heaters.

Stone Barns

Extending to a total area of some 296 square metres (3,186 square feet) over two floors, the stone barns do not have planning consent for change of use to residential but offer the potential for such change of use either as full residential units or as holiday ancillary use. These may be summarised as follows:-



1. **The Barn** – Internal 14.25m x 5m over 2 floors (142 sq. m)
2. **The Stable** – Internal 6.85m x 5.25m over 2 floors (71.93 sq. m)
3. **The Coal Store** – External 9m x 4.6m over 2 floors (82.8 sq. m)

Modern Farm Buildings

Within close proximity of the farmhouse (and partly amongst and linked to the stone barns) is a range of modern farm buildings, extending to a total area of some 614 square metres (6,609 square feet). Brief details of which are as follows:-

4. **Lean-to Cattle Yard** – 21.30m x 12.2m (259.86 sq. m)
5. **Nissan Hut (Workshop)** – 10.82m x 5.10m (55.19 sq. m)
6. **Woodstore / Sheep shed** – 14.82m x 6.07m (89.96 sq. m)
7. **Lambing shed** – 12.80m x 5.18m (66.30 sq. m) to include overhang
8. **Cow Shed & Dairy**– external overall 10.10m x 5.25m (53.03 sq. m)
9. **Fog Den** – external 12.0m x 7.55m (90.60 sq. m)

The Lands

The full extent of this lot amounts to some 79.92 acres (32.32 ha).

The land wraps around the farmhouse and buildings providing a significant amount of protection from other properties.

The land in the past has been used for livestock grazing and grass conservation purposes but offers the potential for other uses subject to obtaining the necessary consents.

The land to the east and south side is served by a well water supply. There are three wells located on the land, of which one is currently in use. The approximate locations of the wells are marked on the site plan below. The remaining water troughs within close proximity to the house & buildings are fed by the mains supply that also serves the farmhouse.

A schedule of Lot 1 is set out below:-

Field Number	Acres	Description
SX6846 3884	2.20	Woodland

SX6847 1112	0.35	Woodland
SX6847 7308	2.13	Woodland
SX6846 4292	5.50	Permanent Pasture
SX6847 1722	5.09	Permanent Pasture
SX6847 2103	6.40	Rough Grassland/Scrub
SX6847 3109	5.40	Permanent Pasture
SX6847 3126	6.28	Permanent Pasture
SX6847 3240	7.02	Permanent Pasture
SX6847 4111	8.62	Permanent Pasture
SX6847 4727	2.87	Permanent Pasture
SX6847 5809	7.76	Permanent Pasture
SX6847 7925	4.77	Permanent Pasture
SX6847 5923	3.16	Permanent Pasture
SX6847 5320	0.10	Permanent Pasture
SX6847 6115	0.74	Permanent Pasture
SX6847 6513	0.21	Fruit trees/ Garden
SX6847 7119	4.74	Permanent Pasture
SX6847 3555	5.41	Permanent Pasture
-	1.17	House, Curtilage, Buildings & Driveway
Total	79.92 (32.32 ha)	

LOT 2 – Land Part Pond Farm (10.15 acres) (hatched in blue on the site plan)

This lot comprises 10.15 acres (4.10 hectares) of land located on the west side of the farm.

Access to the land may be gained off Drunkards Hill public byway which runs along the north boundary and is highlighted by the brown hatched line on the site plan. This access would be suitable for 4x4 vehicles.

This lot includes a pole barn which measures approximately 12.80m x 4.90m (62.72 sq. m), this having been used in the past for storage of fodder and/or farm machinery.

There is a separate metered water supply that serves this lot, and the approximate location of the meter is marked on the plan by the letter M.

A schedule of Lot 2 is set out below:-

Field Number	Acres	Description
SX6846 9551	4.83	Permanent Pasture
SX6847 0544	3.61	Permanent Pasture
SX6847 1532	1.71	Permanent Pasture
Total	10.15 (4.10 ha)	

PUBLIC FOOTPATHS

Public footpaths proceed through part of the farm along the south-west boundary and along the northern end of field parcel 3555.

The routes of the footpaths (FP8 & FP9) are approximately shown on the site plan below by a purple line.

BOUNDARY OWNERSHIP

Boundary ownership, as far as are known are shown by the 'T' markings on the site plan.

TENURE

The property is held on a freehold basis with vacant possession being available on legal completion.

SPORTING AND MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP SCHEME AGREEMENTS

The farm is not subject to any Environmental Stewardship Scheme agreements.



LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Pond Farm falls within Council Tax Band C and the amount payable for 2023/24 is £2,106.40.

Pond Cottage falls within Council Tax Band A and the amount payable for 2023/24 is £1,579.81.

GUIDE PRICES

Lot 1 £1,250,000
Lot 2 £100,000
Whole £1,350,000

METHOD OF SALE

The property is being 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 4th July 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 'Pond Farm, Aveton Gifford'.

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.

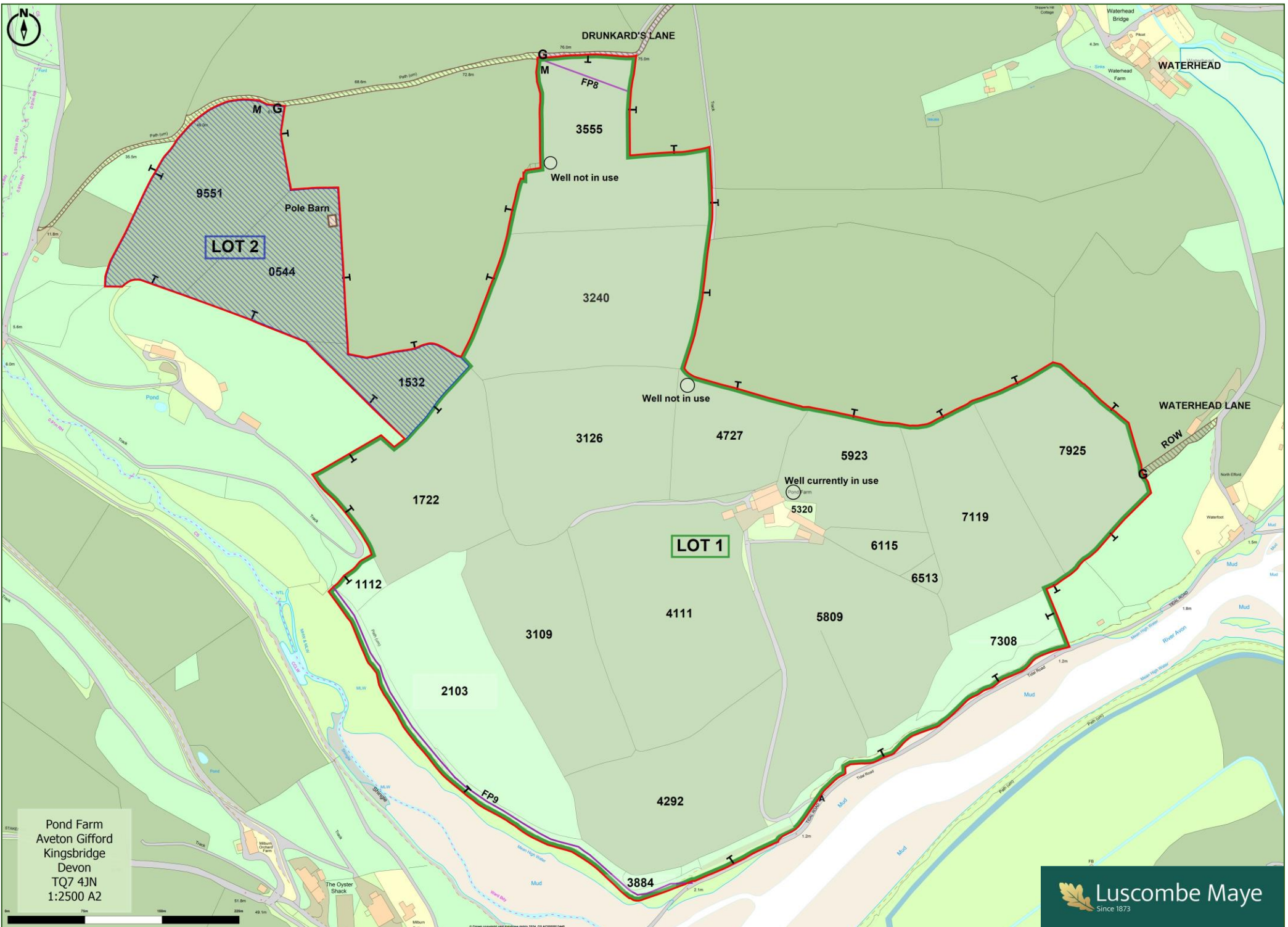
Buyer(s) will be required to exchange contracts within four weeks of their solicitor receiving a draft contract.

VIEWINGS

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

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.



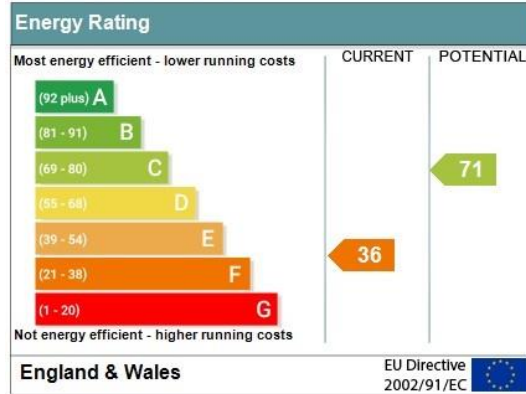
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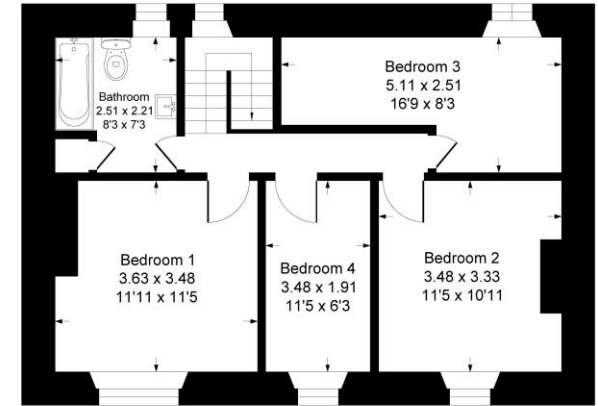
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Aveton Gifford, Kingsbridge, Devon TQ7 4JN

Address: Pond Farm, Aveton Gifford, KINGSBRIDGE, TQ7 4JN
RRN: 0434-0925-6300-0481-7202

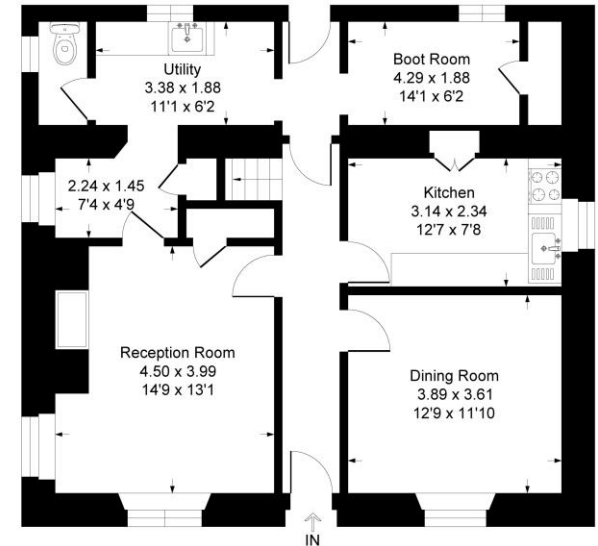
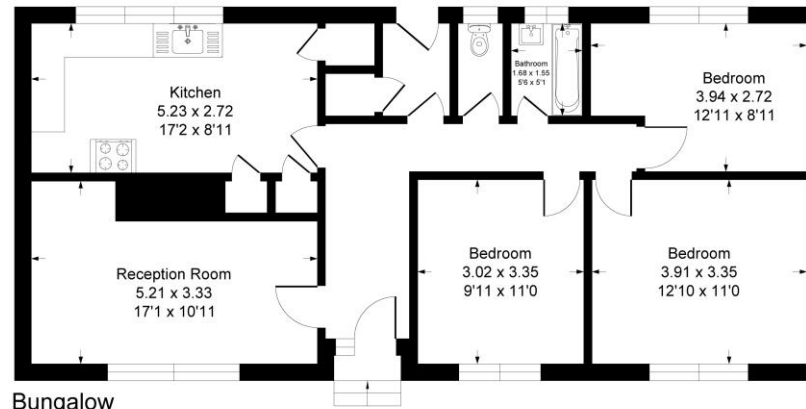
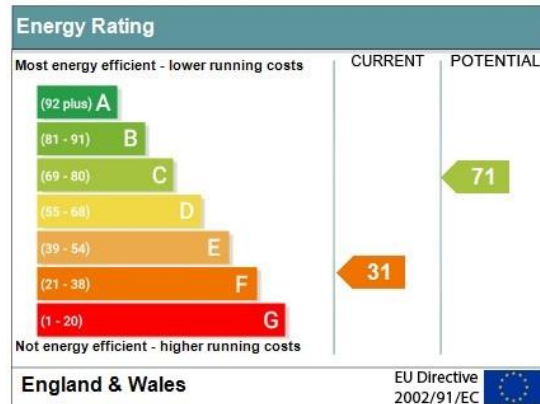


Approximate Gross Internal Floor Area = 135.5 sq m / 1457 sq ft
Bungalow Area = 86.6 sq m / 933 sq ft
Total Area = 222.0 sq m / 2390 sq ft



First Floor

Address: Pond Farm Bungalow, Aveton Gifford, TQ7 4JN
RRN: 7034-8725-9000-0951-7206



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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