





A unique opportunity to acquire some 26.37 acres of coastal/cliff land running out to the low tide line offering a small beach area and including former Lentney defence battery (Grade II Listed) offering development potential (subject to obtaining the necessary planning consents). Spectacular coastal views over Westlake Bay and Plymouth Sound.

- Approximately 26.37 acres (10.67 hectares) in all
- Former 20th century Lentney Battery (Grade II Listed) offering potential for development (subject to obtaining the necessary planning consents), totalling approx. 1,162 sq. ft.
- Section of coastal belt running down to low tide mark with small beach and access to Westlake Bay.
- Direct access to the South West Coastal Path
- For sale by Informal Tender with a closing date for tenders of Wednesday 10<sup>th</sup> July at 12 noon

#### **DIRECTIONS**

From the village of Down Thomas, proceed in a southerly direction along Renney Road for approximately one mile and then turn right onto the public footpath, namely Westlake Road (directly opposite the turning to Westlake Rise). Continue along the footpath for about 500 yards and this will lead to the land ahead (Lot 1).

**What3Words Location** – portable.tadpoles.shears

#### **SITUATION**

The land is situated one mile to the west of the village of Down Thomas in the South Hams area of South Devon and within the South Devon National Landscape (previously known as the Area of Outstanding Natural Beauty)

The village of Wembury is about 2.9 miles to the east while the nearest city of Plymouth is approximately 5.5 miles to north west. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 5.6 miles to the north east.

#### **DESCRIPTION**

The land overlooking Westlake Bay is being offered for sale as a whole or in two lots to suit purchasers' requirements. By reference to the site plan, the lots are detailed as follows:-

#### **LOT 1 – Approximately 25.86 acres of agricultural land to include coastal belt and rock (as outlined in red on the site plan)**

Situated on the land is the remains of the former Lentney Battery which is Grade II listed (listing number 1108570) previously used to protect the Eastern approaches to Plymouth Sound defending the Royal Navy Dockyard.

The battery includes three underground gunning placements and two concrete former fixed gun positions. The first two gunning placements measure approximately 45ft x 21ft to include external overhang with the most northerly placement measuring approximately 31ft x 7ft.

The gunning placements may offer the potential for development (subject to obtaining the necessary planning consents).

The land comprises a rare mix of grassland, coastal belt and a small section of beach, presenting the opportunity to own part of the South Devon coastline and shore.

The land is predominantly of a gentle west facing gradient and benefits from spectacular coastal views across Westlake Bay and the wider Plymouth sound, to include the breakwater and Drake's island.

The land offers potential for a variety of uses , for example as a camp site for tents or caravans or outdoor activity centre (subject to obtaining the necessary planning consents).

There is also a Navigational Beacon located on the land as approximately marked by the letter X on the site plan. Rights of way have been reserved for the Ministry of Defence to gain access to this with vehicles if required to carry out maintenance and repair of the same as and when required.

Access can be gained via the Public Footpath, known as Westlake Road. Alternatively, and in addition to this there is a vehicular width access (see Lot 2 below) that is being offered for sale by the seller.

#### **LOT 2 – Vehicular width access track approximately 0.51 acres (as highlighted in blue on the site plan)**

This access strip is offered for sale as a separate lot should any prospective purchaser be interested in vehicular access to Lot 1.

The seller will undertake to supply and erect a standard agricultural stockproof fence along the north boundary of the access track within eight weeks following legal completion.

#### **SERVICES**

The land does not benefit from any services.

#### **TENURE**

The land is being offered on a freehold basis with vacant possession being available on legal completion.

#### **PUBLIC RIGHTS OF WAY**

There is a public footpath which runs directly along the southern boundary of the land as approximately marked by the purple line on the site plan.

The land is well walked and it appears that some pedestrians may stray from the designated footpaths.

The public South West coast path runs along the western boundary and links Heybrook Bay and Bovisand.

## Land overlooking Westlake Bay, Heybrook Bay, Plymouth, PL9 0BG

Site Plan  
1:2500 A2

### MINERAL AND MINING RIGHTS

The mineral and mining rights are reserved by the Duchy of Cornwall. Further details are available in the title register available on request from the Agent, Luscombe Maye.

### ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements, as far as are known.

### METHOD OF SALE

The land overlooking Westlake Bay is offered for sale by Informal Tender (unless sold prior) as a whole or in two lots.

Buyers are invited to submit their highest and final offers in a sealed envelope by **Wednesday 10<sup>th</sup> July** at 12 noon. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to Luscombe Maye, 62 Fore Street, Kingsbridge TQ7 1PP in an envelope clearly marked 'Land Overlooking Westlake Bay'

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.

### GUIDE PRICES

Lot 1 £100,000

Lot 2 £50,000

### LOCAL AUTHORITY

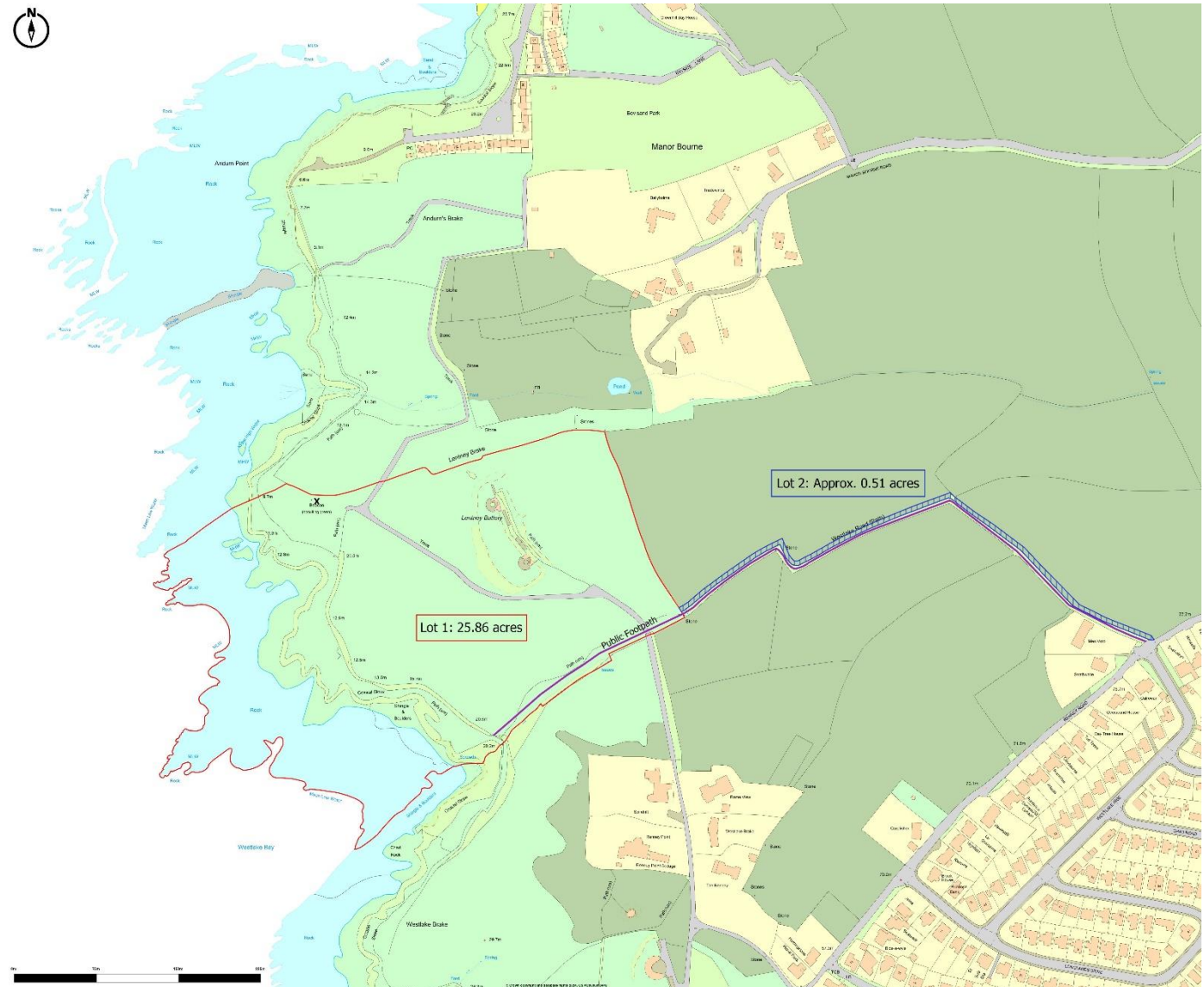
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

### VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye.

### 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.



### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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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 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.