



Knighton Farm

East Allington, Totnes, Devon
TQ9 7QG



Totnes – 10 miles
Kingsbridge – 3 miles
A38 dual carriageway – 13 miles

A rare opportunity to acquire a residential and livestock farm (45.13 acres - 18.26 hectares) with a former farmhouse (requiring complete renovation) and outbuildings (potential for change of use) in a desirable rural location.

- Former farmhouse (requiring complete renovation or replacement)
- Approximately 45.13 acres (18.26 hectares) of pasture and woodland
- Desirable rural location
- Outbuildings with potential for change of use (STP)
- No near neighbours
- For sale by Formal Tender (unless sold prior), with a closing date of Wednesday 31st July 2024 at 12 noon

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

📞 01548 800183

🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DIRECTIONS

From Kingsbridge, take the A381 main road towards Totnes. Just before reaching The Mounts bear right at Firs Cross following the road towards East Allington. Proceed along this road for about a quarter of a mile, take the first right hand turn which will lead to Knighton Farm, passing Higher Pasture Combe on the left hand side.

What3Words Location: artichoke.perusing.hazel

SITUATION

Knighton Farm is situated between the villages of East Allington and Goveton, in the South Hams area of South Devon.

The nearest town of Kingsbridge is about 3 miles to the south and the town of Totnes about 10 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 13 miles to the north. The nearest city of Plymouth is about 25 miles to the west.

The property falls outside of an area designated as a National Landscape (formerly known as an Area of Outstanding Natural Beauty).

DESCRIPTION

Knighton Farm comprises a residential and livestock farm, to include a former farmhouse, range of stone and modern farm buildings and some 45.13 acres (18.26 hectares) of agricultural land and woodland, the full extent of which is as approximately outlined in red on the site plan.

Access to Knighton Farm is by means of a right of way over a private entrance drive which connects to the council maintained highway to the north. This entrance drive, also being used as a track to connect to agricultural land and other properties.

Former Farmhouse

The property is currently divided into two parts (numbered 1 and 2 – see below), but essentially can be used as one dwelling.

Not of Listed status, the former farmhouse is believed to be constructed of rendered solid stone walls under a slate roof. Divided into numbers 1 and 2, with number 1 occupying the majority of the ground floor of the house and number 2 occupying the majority of the first floor, but also having two rooms on the ground floor.



Number 1 Knighton Farm

A total net internal floor area of approximately 1,003 square feet (93.2 square metres), the accommodation can be summarised as follows:-

Ground Floor

Open plan living/dining/kitchen, bathroom, small passageway, store room.

First Floor

Passageway and bedroom.

Number 2 Knighton Farm

A total net internal floor area of approximately 1,668 square feet (155.01 square metres), the accommodation can be summarised as follows:-

Ground Floor

Sitting room, kitchen/dining room, rear entrance porch with WC, conservatory.

First Floor

4 bedrooms, en-suite bathroom to main bedroom.

The total floor area therefore of the two properties combined being 248.21 square metres (2,670 square feet).

Services

Mains electric (3 phase and single phase), private spring water supply and private septic tank drainage.

Stone and Modern Farm Buildings

- 1. Semi-detached two storey stone barn** – approx. 252 square feet (23.42 square metres) over two floors.
- 2. Double Garage Building** – approx. 689 square feet (64 square metres)
- 3. Workshop Building** – approx. 2,130 square feet (198 square metres)
- 4. Modern Farm Building** – approx. 3,289 square feet (315 square metres)



Note

There is a large modern farm building located immediately to the north and within close proximity of Knighton Farm, which is in third party ownership.

The Lands and Woodland

Extending to a total of some 45.13 acres (18.26 hectares) of permanent pasture and mixed mainly broadleaf woodland.

By reference to the site plan, the house, buildings, yard area and agricultural land extends to a total of some 19.30 acres (7.81 ha). All of the agricultural land is down to permanent grass and has a combination of gentle, moderate and in a large part steep east and north facing slopes.

The woodland extends to a total of some 25.83 acres (10.45 ha) in two blocks (12.15 acres and 13.68 acres), as approximately identified on the site plan.

A spring water supply runs down through part of the agricultural land and the woodland borders a brook on the east boundary.

PUBLIC FOOTPATHS

There are no public footpaths across the property as far as known.

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.

Knighton Farm falls within Council Tax Band G and the amount payable for 2023/24 is £3,903.40.

The Flat at Knighton Farm falls within Council Tax Band A and the amount payable for 2023/24 is £1,561.36.

GUIDE PRICE

£650,000 (the whole)

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of Wednesday 31st July 2024 at 12 noon.

Tenders must be submitted to Luscombe Maye at 62 Fore Street, Kingsbridge TQ7 1PP in an envelope clearly marked 'Knighton Farm'.

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.

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.

ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £3,000 plus VAT as an administration fee in addition to their tender.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, Beers LLP of 29 Fore Street, Kingsbridge, Devon TQ7 1AA, Attention: Mr Richard Jones, Tel: 01548 857000, e-mail: richard.jones@beersllp.com

VIEWINGS

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

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.

Knighton Farm, East Allington, Totnes, TQ9 7QG

Approximate Gross Internal Floor Area = 329.3 sq m / 3545 sq ft

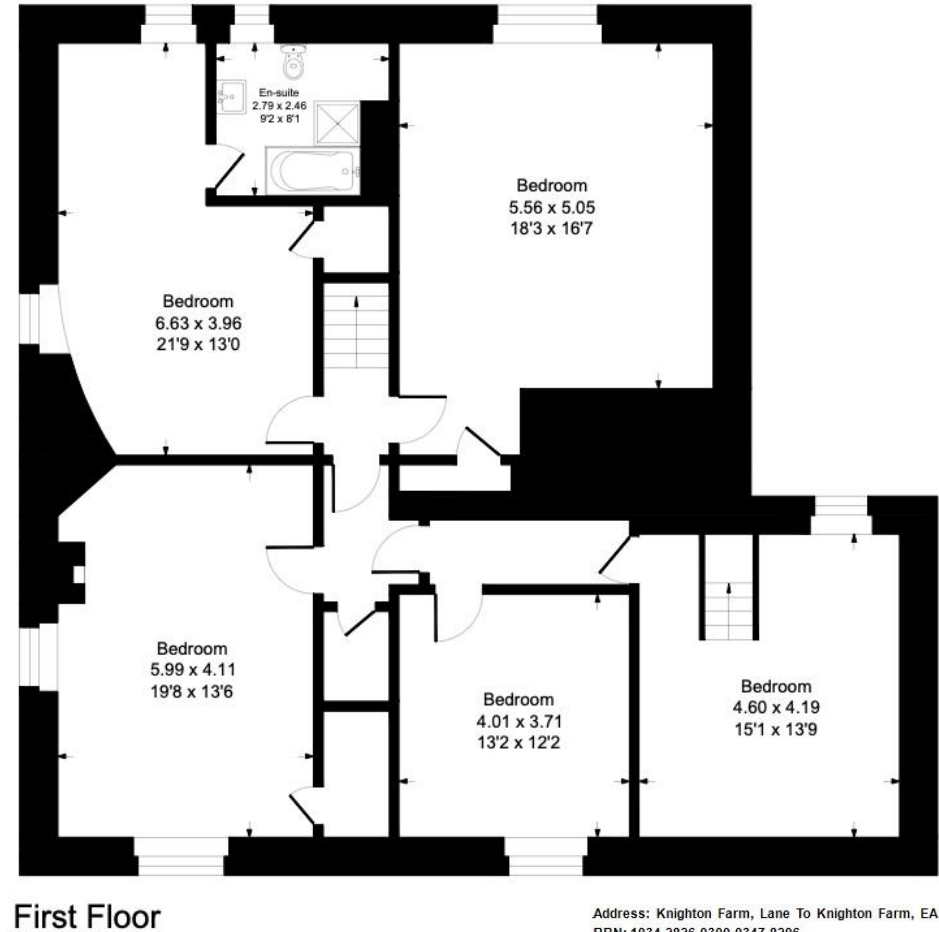
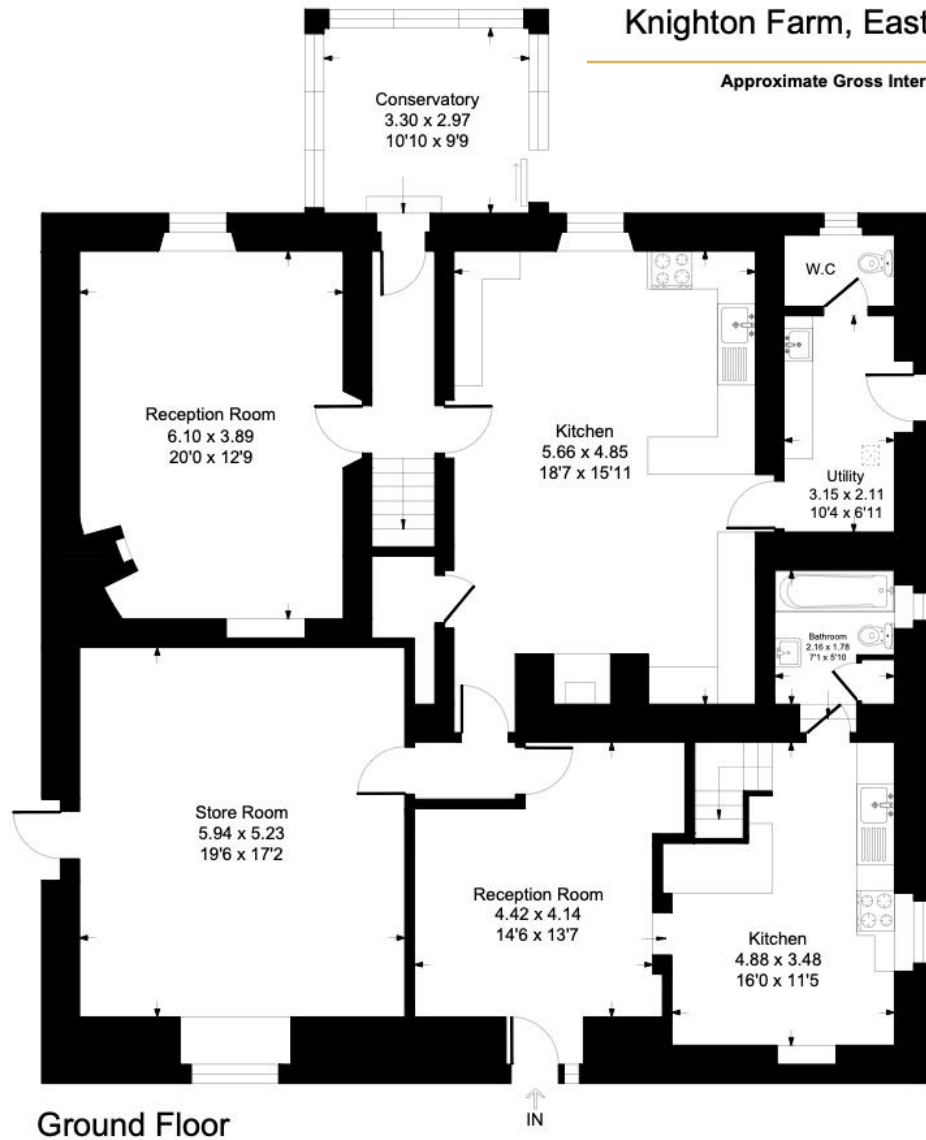
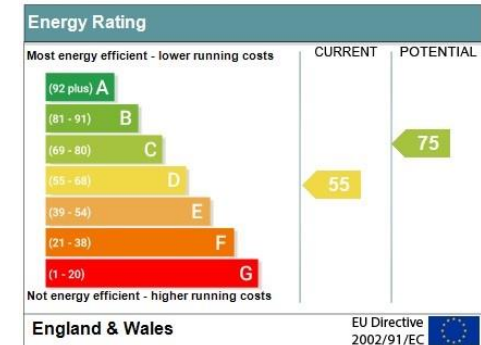


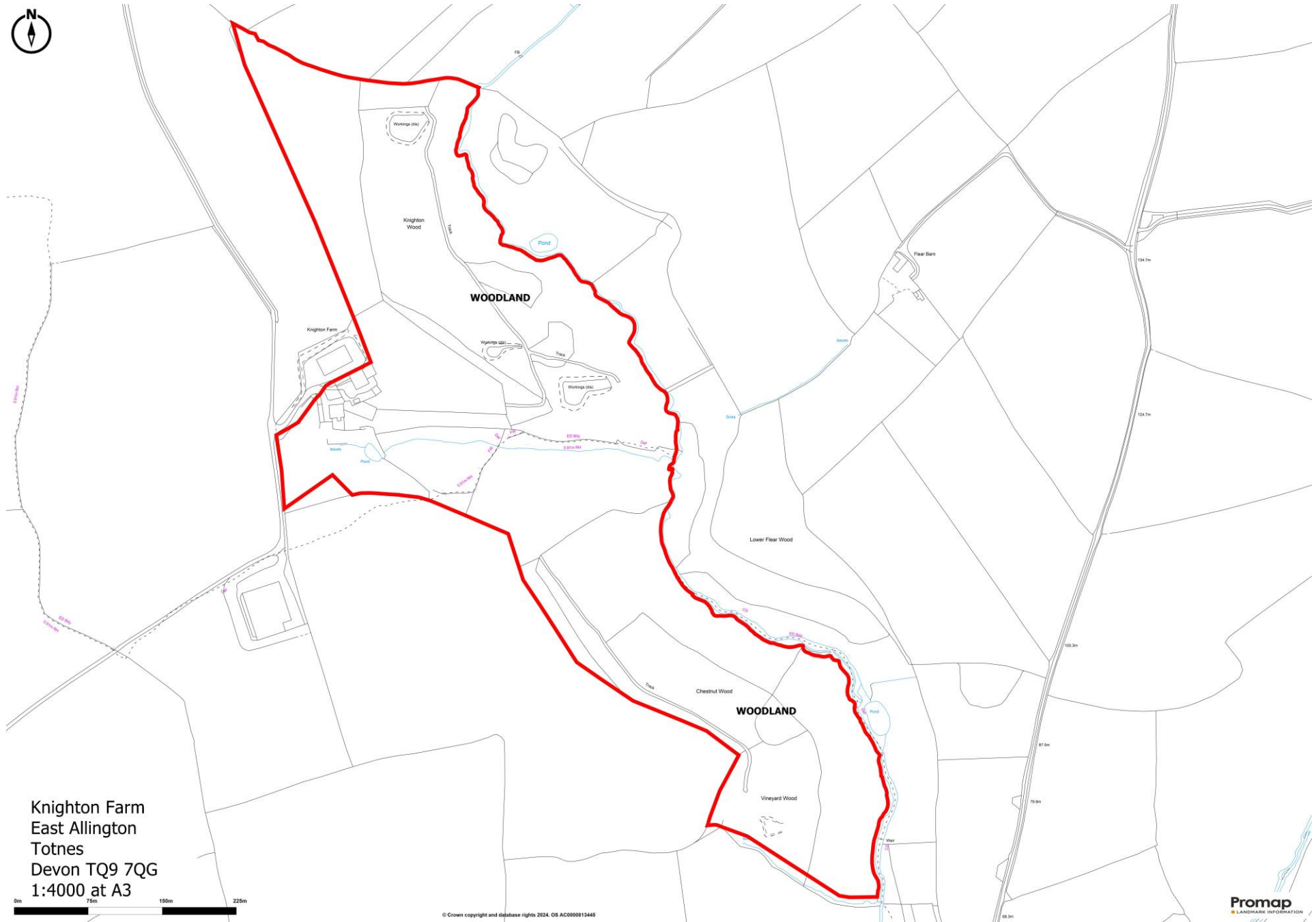
Illustration for identification purposes only, measurements are approximate, not to scale.



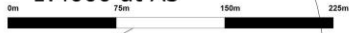
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Address: Knighton Farm, Lane To Knighton Farm, EAST ALLINGTON, ...
RRN: 1034-2826-9300-0347-8206





Knighton Farm
 East Allington
 Totnes
 Devon TQ9 7QG
 1:4000 at A3



© Crown copyright and database rights 2024. OS AC0000813445



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

📞 01548 800183

@ farmsandland@luscombemaye.com

