





A rare opportunity to acquire 4.07 acres (1.68 ha) in all of attractive grassland with beautiful views of Dartmoor and within close proximity to the A38 expressway.

- Approximately 4.07 acres (1.65 ha) in all
- For sale as a whole or in up to two lots to suit purchasers' requirements.
- Beautiful views of Dartmoor
- Quality timber Lyndale Equestrian field shelter (12ft x 12ft) located in Lot 1
- Primarily Permanent Pasture
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to the necessary planning consents).
- For sale by Informal Tender with a closing date of Thursday 31st October at 12 noon

DIRECTIONS

From South Brent, proceed along the B3372 towards Exeter for approximately 1 mile, then turn left onto Stidston Lane. Proceed along Stidston Lane for approximately 500 yards and as you approach the crossroads, the first entrance gateway (to Lot 1) is located directly ahead. The second entrance gateway (to Lot 2) is a further 150 yards on the right hand side.

What3Words Location – uptown.worlds.takeovers
Grid reference – SX 7119 6057

SITUATION

The land at Stidston Lane is situated approximately 1 mile to the east of South Brent village within the South Hams Area of South Devon as well as Dartmoor National Park.

The nearby city of Plymouth is approximately 17 miles to the southwest while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 1 mile to the east with access via Marley Head.

DESCRIPTION

The land at Stidston Lane extends in all to approximately 4.07 acres (1.65 ha) the full extent of which is outlined in red on the site plan.

The land has been used extensively for agriculture, equestrian, and recreational uses in the past and offers great potential for all such in the future (subject to obtaining the necessary planning consents).

Note The Great Western railway track runs alongside the northern boundary of the land.

The land is offered for sale as a whole or in 2 lots to suit buyers' requirements. Dealing with each lot in turn:-

LOT 1 (as shaded in yellow)

Extending to approximately 2.43 acres (0.98 ha) of primarily permanent pasture with an area of reeds surrounding the stream. The land is predominantly of a gentle to moderate south and west facing gradient. The northern boundary of

the field is clipex fenced and the remainder hedges are stock fenced.

The land benefits from 12ft x 12ft field shelter extending to approximately 144 square feet. The portable structure is of a quality timber frame with a box profile corrugated roof by Lyndale Equestrian.

Lot 1 is accessed through a single vehicular width wooden gateway on the southern boundary of the land off the council-maintained highway.

The land benefits from a natural water supply in the form of a stream running through the land from the southern to northern boundary.

LOT 2 (as shaded in blue)

Extending to approximately 1.64 acres (0.66 ha) of permanent pasture. The land is predominantly of a gentle to moderate gradient with east facing slopes.

The northern boundary of the field is clipex fenced and the remainder hedges are stock fenced. The dividing fence between the two lots requires repair or replacement.

The access to Lot 2 is gained through a 12ft galvanised gateway in the southern eastern corner of the land off the council-maintained highway.

There are no services connected to Lot 2.

TENURE

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

PUBLIC RIGHTS OF WAY

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

SPORTING AND MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

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 31st October 2024 at 12 noon**. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Land at Stidston Lane, South Brent'.

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 six weeks of their solicitor receiving a draft contract.

GUIDE PRICES

The Whole (4.07 acres) - £70,000

Lot 1 (2.43 acres) - £40,000

Lot 2 (1.64 acres) - £30,000

LOCAL AUTHORITY

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

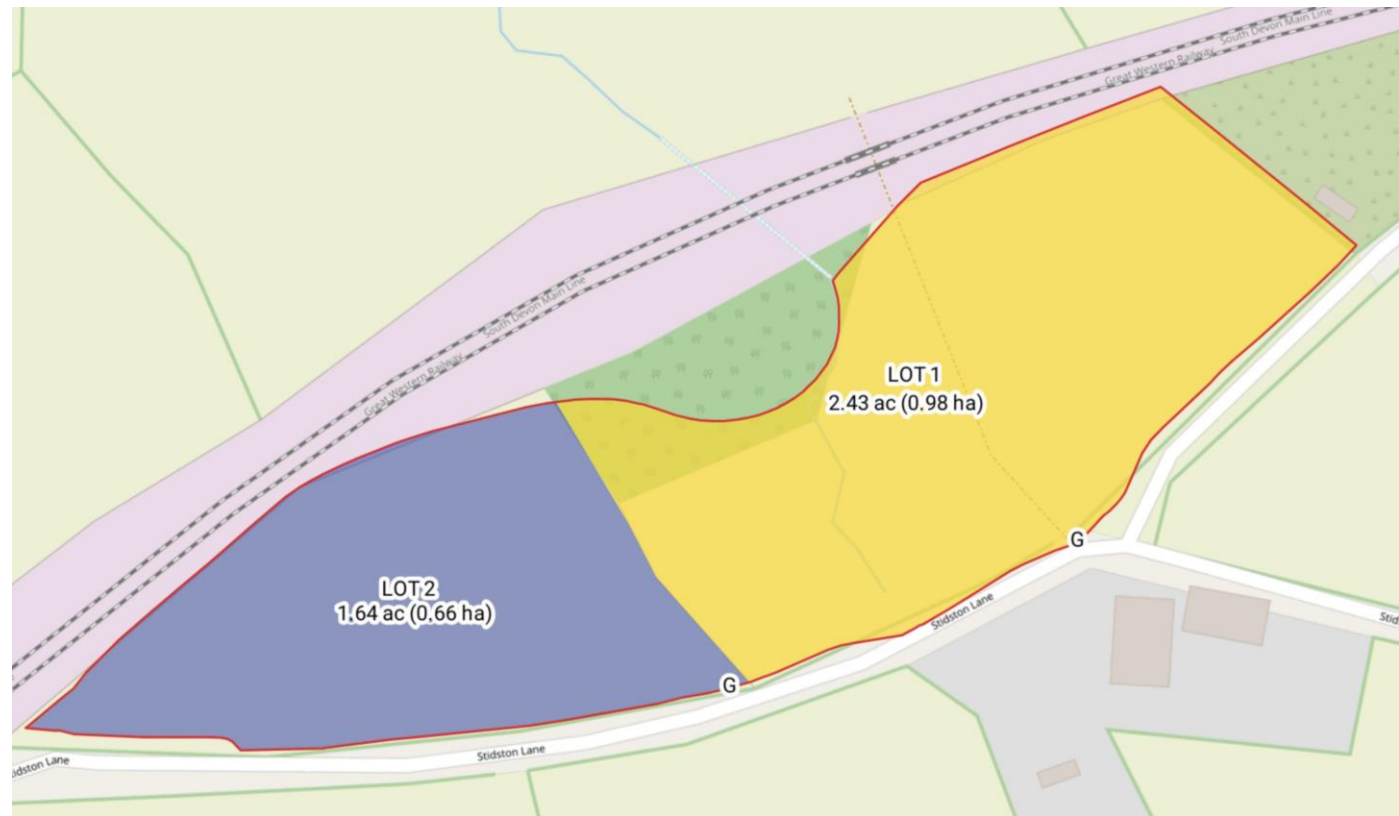
HEALTH & SAFETY

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 of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646177 for details.

Land at Stidston Lane, South Brent, TQ10 9JS Sale Plan



Sale Plan for identification purposes only. Not to be relied upon for conveyancing purposes.

Farms, Land & Smallholdings

6 Fore Street, South Brent, TQ10 9BQ

📞 01364 646177

@ farmsandland@luscombemaye.com

🌐 luscombemaye.com

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.