





A rare opportunity to acquire 6.84 acres (2.77 ha) of productive grassland with magnificent views of the surrounding countryside to include the Slapton Ley Nature reserve. With a mains water supply and within easy reach of the popular Slapton Sands.

- Approximately 6.84 acres (2.77 ha) in all
- Magnificent views over surrounding countryside and out to sea
- Footpath to nearby Slapton Ley Reserve adjacent to the land
- Permanent Pasture
- Potential for other uses including recreation/ amenity/ equestrian use (subject to planning)
- Mains water supply
- Road access
- For sale by Formal Tender with a closing date of Friday 25<sup>th</sup> October at 12 noon.

#### **DIRECTIONS**

From the Post Office/Shop in the village of Slapton, continue down the hill and bear left into the lower part of Slapton village. Follow the road up and around to the junction, where you can bear left for Stokenham. Take this left turning and proceed down the road into the valley and before going over Deer Bridge, bear right. Proceed along this road for about 200 yards and the entrance to the land will be found on the right hand side.

What3Words Location:- beams.memory.sprinter

#### **SITUATION**

The land at Deer Bridge is situated between the villages of Slapton and Stokenham, in the South Hams area of South Devon. The nearby town of Kingsbridge is approximately 6 miles to the west, while the popular location of Slapton Sands is only about 1 ½ miles distant or less by footpaths through reserve. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 20 miles distant.

#### **DESCRIPTION**

Extending in all to approximately 6.84 acres (2.77 ha), as outlined in red on the site plan. The land is currently all down to permanent pasture enclosed by mature Devon hedgerows, with three of the four boundaries secured by stock fencing.

The land has been used in the past for livestock grazing purposes but would be suitable for a variety of uses including grazing, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

The land benefits from a track cut into the hillside which leads to a level area of approximately 3.13 acres providing stunning far fetching views of the sea.

The remaining 3.71 acres of land features a predominately south facing gradient ranging from moderate to steep.

The land benefits from an entrance adjacent to the Land at Deer Bridge leading to the SSSI National Nature

Reserve, with the footpath through Slapton Ley being approximately 1 mile long to the beach.

Surrounded by agricultural land on all sides except the southern boundary, which borders by a council-maintained road, the land enjoys peaceful seclusion. The land is accessed from the public highway through a single vehicular width gateway located on the southwestern boundary of the land.

#### **SERVICES**

The land at Deer Bridge benefits from a mains water supply feeding a water trough in the west corner of the land.

#### **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 land is being offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders Friday 25<sup>th</sup> October at 12 noon and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Land at Deer Bridge, Slapton' with their surname clearly marked on the submitted envelope.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for

the seller and provide a deposit equivalent to 10% of their offer price as their tender.

If either of these two component parts are not submitted, their tender risks being declined.

Moreover, the successful purchaser will be liable to pay the sum of £1,500 + VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitutes 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

#### LEGAL PACK

A copy of the legal pack for the land may be obtained from the seller's solicitors, Windeatts, 48 Fore Street, Kingsbridge, TQ7 1PE Attention: Richard Wing Tel: 01548 858 647 or e-mail: Richard.wing@windeatts.co.uk

#### GUIDE PRICE

£75,000

#### LOCAL AUTHORITY

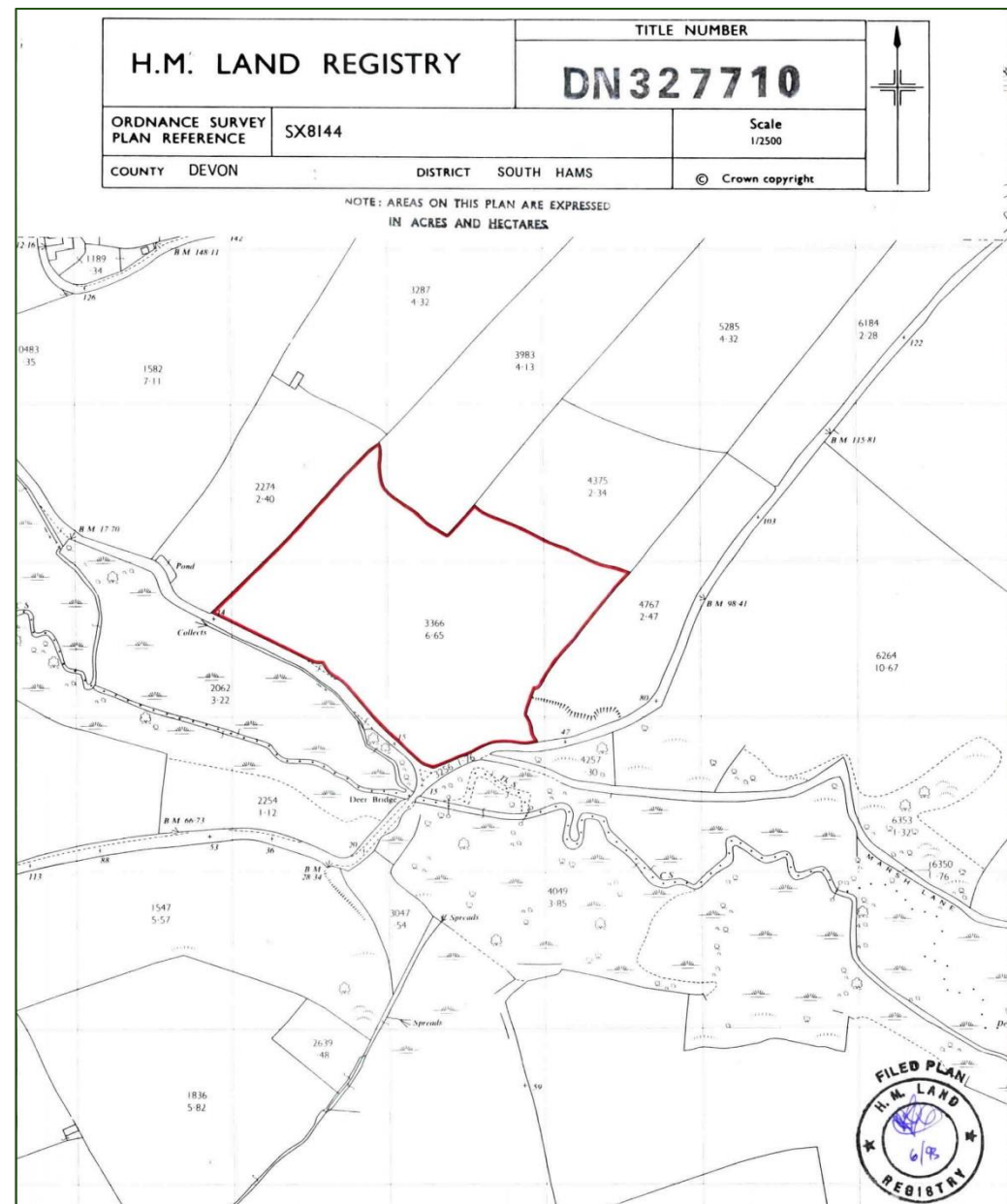
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

#### 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 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 for details.



#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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 **Luscombe Maye**  
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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.