





A rare opportunity to acquire approximately 4.02 acres (1.63 hectares) in all of attractive permanent pastureland with far reaching rural views over the sought-after village of Cornworthy in the South Hams area of South Devon.

- Approximately 4.02 acres (1.63 hectares) in all
- Permanent pasture land
- Secluded location
- Beautiful views across the South Hams Countryside
- Potential to be used for a variety of other uses including grazing, recreation/ amenity, or alternative uses (subject to obtaining the necessary planning consents).
- For sale by Formal Tender with a closing date of Tuesday 26th November at 12 noon.

DIRECTIONS

From the village of Harbertonford, proceed south on the A381 towards Halwell. At North Park corner turn left signed for Cornworthy and Washbourne. Continue along this lane for approximately ¾ of a mile until you reach the hamlet of Washbourne and continue around a left bend and continue straight until you come to a junction with the Cornworthy Priory ruin straight ahead and turn right signposted East Cornworthy onto 'Water Lane'. Proceed along this lane until you reach 'Furze Hill' cross roads and turn left signposted Cornworthy and the gateway to the land will be found on the left hand side after approximately 70 metres.

What3Words Location: leopard.ascendant.remodels
Grid reference: SX8256 5546

SITUATION

Court Prior Meadows is situated on the southern edge of the village of Cornworthy within the South Hams Area of South Devon, whilst the nearby city of Plymouth is approximately 28 miles to the west.

DESCRIPTION

Court Prior Meadows extends in all to approximately 4.02 acres (1.63 hectares) of permanent pasture, the full extent of which is approximately outlined in red on the site plan.

The land is predominantly of a moderately sloping north facing gradient. The western boundary of the field has recently been fenced while the remaining boundaries are Devon hedge banks protected by fencing.

The land has most recently been used for livestock grazing purposes but has the potential to be used for a variety of other uses including grazing, recreation/amenity, or alternative uses, subject to obtaining the necessary planning consents.

Court Prior Meadows is accessed via a new timber gateway hung from a traditional stone pillar on the eastern boundary of the land off the council maintained highway.

Note There is a third party right of way to allow access to the adjoining woodland from the point of access which is approximately shaded in blue on the site plan.

ACCESS

The land is accessed through a single vehicular width gateway on the eastern boundary of the land off the council-maintained highway, as marked by the letter 'G' on the site plan.

SERVICES

There are no services connected to 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

Court Prior Meadows is offered for sale by Formal Tender (unless sold prior) such that buyers are invited to submit their highest and final offers in a sealed envelope by Tuesday 26th November 2024 at 12 noon and all tenders must be submitted to Luscombe Maye, 6 Fore Street, South Brent, Devon TQ10 9BQ in an envelope clearly marked 'Court Prior Meadows'.

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, Bartons Solicitors Ltd of 20 Fore Street, Kingsbridge Attention: Rebecca Lacey Tel: 01548 855 996 or e-mail: r.lacey@bartons.co.uk

GUIDE PRICE

£45,000

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, Devon TQ10 9BQ Telephone 01364 646 177 for details.

Court Prior Meadows, Cornworthy, Totnes Site Plan



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

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🌐 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.

 **Luscombe Maye**
Since 1873