





Some 22.05 acres (8.93 ha) of gently sloping productive grassland located within close proximity of the A38 dual carriageway expressway.

- Approximately 22.05 acres (8.93 ha) in all
- For sale as a whole or in up to two lots to suit purchasers' requirements
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to the necessary planning consents)
- Road access
- For sale by Informal Tender with a closing date of Tuesday 17 December 2024 at 12 noon

#### **DIRECTIONS**

From Ugborough, proceed along the A3121 towards Totnes for approximately 1 mile, the gateway to the southern field of Lot 1 is located on the right-hand side.

From California Cross, proceed along the B3196 for approximately 2 miles, the gateway to the southern field of Lot 1 is located on the left-hand side.

What3Words Location to Lot 1 – joins.producing.modules  
What3Words Location to Lot 2 - lamplight.agreed.prowl

#### **SITUATION**

The land part Well Farm is situated approximately 1 mile to the east of Ugborough village within the South Hams Area of South Devon. The nearest town of Ivybridge is approximately 5 miles to the west of the land.

The nearby city of Plymouth is approximately 18 miles to the west while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 1 mile to the north with access via Wrangaton Cross.

#### **DESCRIPTION**

The land part Well Farm extends in all to approximately 22.05 acres (8.93 ha) the full extent of which is outlined in red on the site plan.

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

There are no services connected to the land but we understand that water would be available nearby for connection.

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 blue)**

Extending to approximately 16.20 acres (6.56 ha) of productive grassland. Lot 1 is split into two field parcels with a dividing Devon hedge bank. The land is predominantly of a

gentle north facing gradient and is enclosed by mature Devon hedgerows on all boundaries of the fields.

Lot 1 can be accessed via a gateway on the east boundary off the road leading from Kitterford Cross to California Cross.

#### **LOT 2 (as shaded in green)**

Extending to approximately 5.85 acres (2.37 ha) of productive grassland. The land is predominantly of a gentle gradient and almost level in places, bounded by mature Devon hedgerows.

Access to Lot 2 is through a gateway on the east boundary of the land. A right of way is reserved from the gateway on the northern boundary of Lot 1 (onto the A3121) to allow road access into Lot 2 if required.

#### **TENURE**

The land is being offered on a freehold basis subject to a Farm Business Tenancy, however the tenant has been served with a notice to vacate the land on 30th September 2025.

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

There is a public right of way (PROW Ugborough Footpath 7) which runs through the southern field parcel of Lot 1 and through Lot 2 as shown by the purple line on the site plan.

#### **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

**Tuesday 17th December 2024 at 12 noon.**

Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land part Well Farm'.

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 (22.05 acres) - £200,000

Lot 1 (16.20 acres) - £125,000

Lot 2 (5.85 acres) - £75,000

#### LOCAL AUTHORITY

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

#### HEALTH & SAFETY

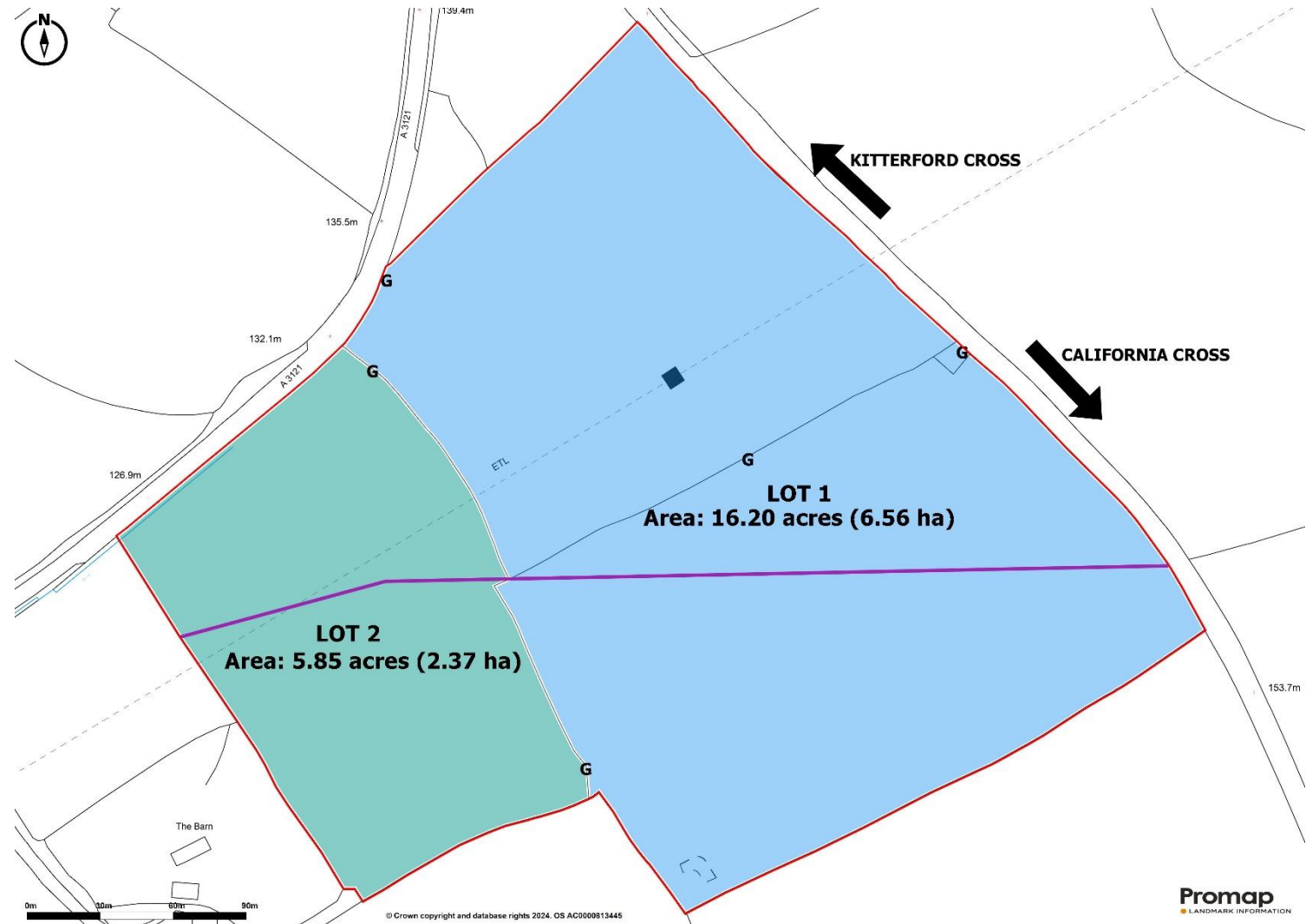
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

#### VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01803 800183 for details.

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.

### Land Part Well Farm, Ugborough, PL21 0PD Site Plan



#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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 **Luscombe Maye**  
Since 1873