





A rare opportunity to acquire approximately 3.14 acres (1.27 ha) of attractive, gently sloping permanent pasture land within close proximity to the sought after village of South Pool.

- Approximately 3.14 acres (1.27 ha) in all
- Wide stretching views across the South Hams Countryside
- Peaceful edge of village location
- Permanent Pasture
- Compacted hardcore access
- Natural perimeter hedges
- Potential for other uses including recreation/amenity/ equestrian use (subject to planning)

DIRECTIONS

From Kingsbridge, continue along the A379 towards Slapton for approximately 3 miles crossing Bowcombe Creek bridge. Turn right at Frogmore bridge junction, signposted 'South Pool', after crossing the bridge keep right towards South Pool and proceed for approximately 2 miles.

At Gullet Cross follow the road round to the left signposted 'Waterhead' and 'E. Portlemouth'. Proceed along this road for approximately 0.5 miles, and the access to the field will be found on the right hand side.

What3Words Location – binders.verve.interest
Grid Reference – SX7734 3955

SITUATION

The Triangular Field is situated on the outskirts of the village of South Pool. The nearby market town of Kingsbridge is approximately 3.5 miles to the north-west while the popular town of Salcombe just 2.5 miles to the south-west.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles distant.

South Pool is a charming unspoilt village standing at the head of the Salcombe Estuary. The area is renowned for rolling countryside and outstanding recreational opportunities for water based activities within the sheltered waters of the Salcombe estuary. The village has the renowned Milbrook Inn an ancient 15th century church and an excellent local community.

DESCRIPTION

Extending in all to approximately 3.14 acres (1.27 hectares) of pastureland, as outlined in red on the site plan.

The land is currently all down to permanent pasture, bound by mature Devon hedges. The land has been used in the past for livestock grazing purposes and the perimeters are stock fenced.

Predominantly of a gentle north facing gradient and would be very suitable for a variety of uses including livestock grazing, general recreation/ amenity or alternative uses, subject to obtaining the necessary planning consents.

The land is bordered by farm buildings on the south boundary, the council-maintained highway on the east and other agricultural land on the west.

ACCESS

The land is accessed through a single vehicular width gateway off the council-maintained highway in the north corner of the land over a compacted hardcore ramp, 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

The land is being offered for sale by Private Treaty,

LEGAL PACK

A copy of the legal pack for the land may be obtained from the seller's solicitors, Kitson Boyce of Brunel House, Station Road, Totnes TQ9 5HW Attention: Cheryl Baxter Tel: 01803 408 433 or e-mail: cheryl.baxter@kitsonboyce.co.uk

GUIDE PRICE

£50,000

LOCAL AUTHORITY

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

HEALTH & SAFETY

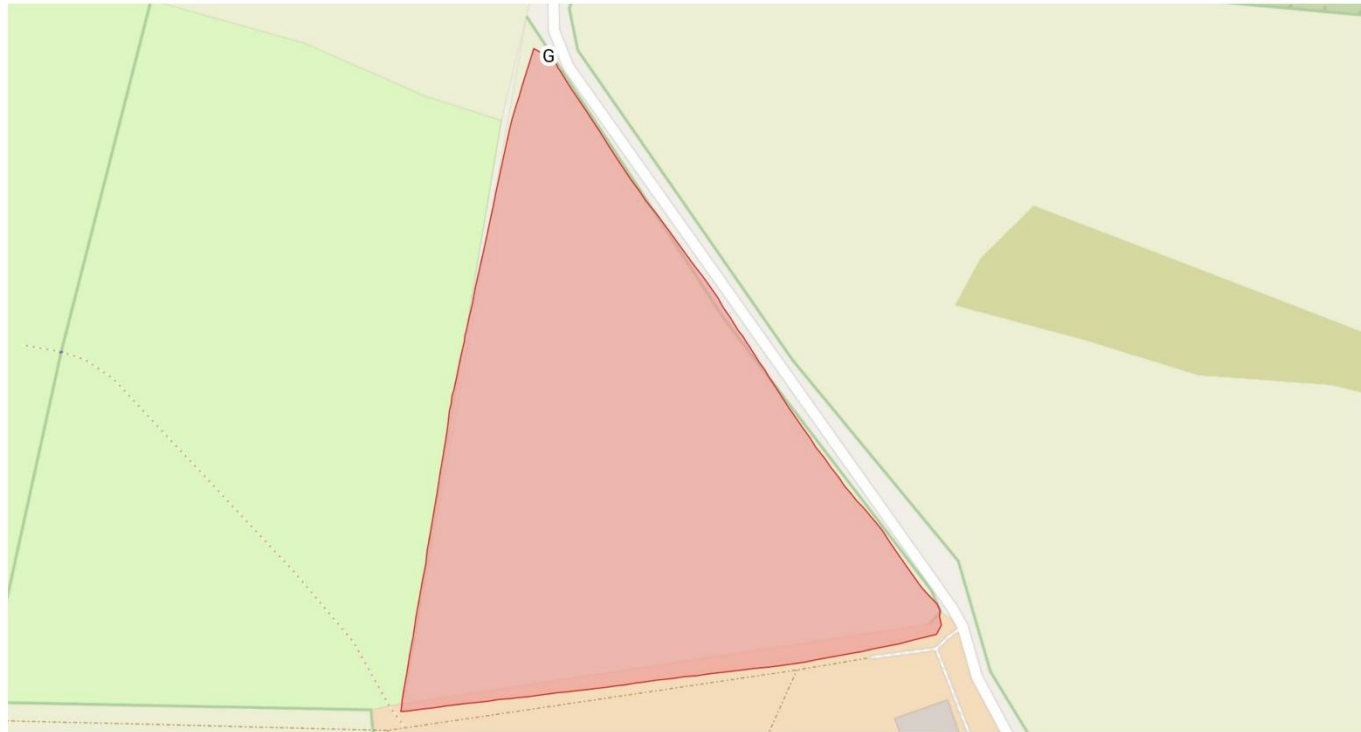
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 for details.

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.

Triangular Field at South Pool, Kingsbridge, TQ7 2RR Site Plan



Site Plan for illustration purposes only. Not to be relied upon for conveyancing purposes.

Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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 **Luscombe Maye**
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