

A unique chance to acquire 1.75 acres (0.71 hectares) of permanent pastureland with magnificent views over the surrounding coastal landscape and stretching out to sea across the popular Beesands village.

- Approximately 1.75 acres (0.71 hectares) in all
- Magnificent views east to Beesands beach
- Within walking distance to popular Beesands fishing village
- Potential for alternative uses including recreation/amenity /equestrian use (subject to planning)
- Road access
- For sale by Formal Tender, with a closing date for tenders Wednesday 2nd April 2025 no later than 12 noon.

DIRECTIONS

From Chillington, proceed east along the A379 and at the roundabout, take the third exit towards Beesands & Prawle. After about 0.5 miles, turn right towards Beesands. In approx. 0.6 miles, turn left then after 50 yards, take the first right. Continue for approx. 0.6 miles, then turn left onto 'Kingsbridge Stokenham Road'. After another 0.6 miles, turn left onto Beesands Road proceeding for 100 yards and then turn right onto this accessway, the entrance to the land is the second gate on the right.

What3Words Location: strictest.wriggled.finest
Grid Reference: SX8181 4063

SITUATION

The land is situated in the village of Beesands in the South Hams area of South Devon within an area designated as a National Landscape.

The nearest town of Kingsbridge is about 8 miles to the north west. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being approximately 15 miles to the north west with access via Marley Head.

DESCRIPTION

Extending in all to approximately 1.75 acres (0.71 hectares) of pastureland, the full extent of which (including the track on the east boundary) is outlined in red on the site plan.

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

With a combination of gentle and moderate east and south facing slopes, the land has the most magnificent views east towards the popular Beesands beach.

The seller will undertake to construct a boundary (either post & rail fencing or a hedgebank) between points A and

B marked on the site plan within 8 weeks following legal completion.

ACCESS

The land can be accessed through two existing single vehicular width gateways on the south and west boundaries.

There is a Right of Way reserved for all purposes at all times for the prospective purchaser providing access across the areas shaded blue.

TENURE

The property is being offered for sale on a freehold basis with vacant possession on legal completion.

SERVICES

Currently there are no services connected to the land however it is understood that there are connection points nearby.

PUBLIC RIGHTS OF WAY

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

SPORTING RIGHTS AND MINERAL RIGHTS

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

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of Wednesday 2nd April 2025 at 12 noon.

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land to the west of Start View'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller (see Legal Pack below) and provide a deposit of 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 constitute 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, Beers LLP Solicitors of 29 Fore Street, Kingsbridge. Attention: Richard Jones Tel: 01548 855 010 or e-mail richard.jones@beersllp.com

GUIDE PRICE

£125,000

OVERAGE CLAUSES AND COVENANTS

It is our understanding that there are no overage clauses nor covenants on the land, as far as are known.

LOCAL AUTHORITY

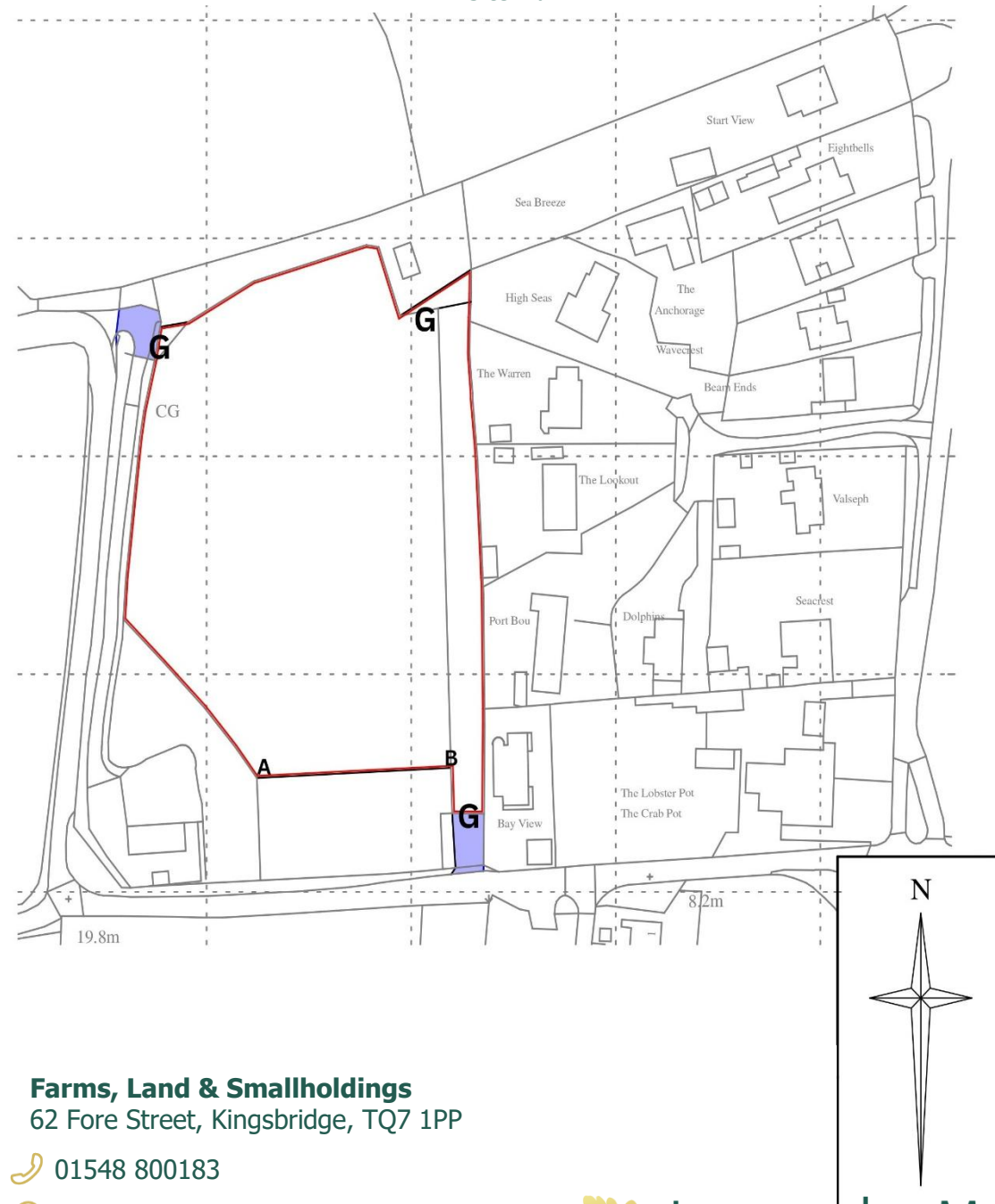
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWING

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

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 to the West of Start View, Beesands, TQ7 2EJ Site Plan



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

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🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873