









A prime opportunity to acquire a smallholding extending to approximately 3.58 acres (1.45 hectares) of agricultural land & buildings, situated in a peaceful location with convenient road access.

- Some 3.58 acres (1.45 hectares) in all
- Agricultural land predominantly down to grass
- Attractive smallholding
- Three bay field shelter (40' x 10'/ 400 square feet)
- Attractive pond area
- Stream water supply
- Potential for alternative recreational/ amenity uses (STP)
- For sale by Formal Tender, with a closing date for tenders Friday 2<sup>nd</sup> May 2025 at 12 noon

### **DIRECTIONS**

From Kingsbridge, take the A379 towards Slapton for 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 1 mile. At Lee Lane End junction turn left signposted 'Ford' and proceed for approximately 0.5 miles, the entrance to the land will be found on the left hand side.

**What3Words Location:-** loss.stolen.fishnet

### **SITUATION**

The land is situated between the village of Frogmore and the hamlet of Ford in the South Hams area of South Devon. The nearby villages of Frogmore (1 mile) and Ford (0.5 miles) are conveniently within close proximity of the land.

The nearest town of Kingsbridge is about 4 miles away and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, about 10 miles distant.

### **DESCRIPTION**

Extending to some 3.58 acres (1.45 hectares) in all as outlined in red on the site plan.

The land is all down to grass and is predominantly gently sloping with a combination of south and east facing slopes.

Currently divided into five enclosures, the land has been used as a smallholding, for livestock grazing and agricultural purposes but offers potential for a variety of uses including recreation/amenity, equine or alternative uses (subject to obtaining the necessary planning consents).

The land is bordered on all boundaries by other agricultural land except for on its southern boundary, which is bordered by the council-maintained highway. Running along the eastern boundary is a stream.

The land benefits from a three-bay field shelter extending to approximately 40' x 10' (400 square feet) in all and is currently used for stabling and storage purposes. Constructed of a timber frame under corrugated roof sheets and is clad in recycled plastic panels.

Additionally, there is a small timber framed shed situated on the land and an attractive pond area. The land is sold as seen and there are a number of miscellaneous items included in the sale.

There is also a towing caravan situated on the land which has previously been used as a restroom for refreshments while at the site. However, there is no planning consent for permanent use.

### **ACCESS**

Access to this land is gained via a single vehicular width gateway on the southern boundary of the land off the council maintained highway leading from Lee Lane end to Ford, as approximately marked by the letter 'G' on the site plan.

### **SERVICES**

The land benefits from a natural stream water supply with a pump that fills an above-ground tank, which is gravity fed and can be used accordingly.

### **TENURE**

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

### **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 **Friday 2<sup>nd</sup> May 2025 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Seymore's'.

Buyers who wish to submit a tender will be required to sign the tender documentation 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 £2,000 + 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 may be requested from the sellers solicitors:- Windeatts Solicitors, 48 Fore Street, Kingsbridge, TQ7 1PE. Attention: Mr Richard Wing Tel: 01548 858647 or e-mail: [richard.wing@windeatts.co.uk](mailto:richard.wing@windeatts.co.uk)

#### GUIDE PRICE

£65,000

#### LOCAL AUTHORITY

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

#### OVERAGE CLAUSE

There is no overage clause regarding potential future commercial or residential development at the site as far as known.

#### VIEWING

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

### Seymore's, Ford, Chivelstone, TQ7 2LN Site Plan



#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

@ farmsandland@luscombemaye.com

🌐 [luscombemaye.com](http://luscombemaye.com)

 **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.