









A rare opportunity to obtain a tranquil parcel of amenity land/woodland extending to 8.43 acres (3.41 hectares) in a peaceful & tucked away location between the villages of Bigbury and Aveton Gifford.

- Extending to approximately 8.43 acres (3.41 hectares)
- Amenity land & woodland
- Peaceful & tucked away location
- Track stretching across the land from north to south
- Far stretching views of the Avon valley
- Spring-fed water supply
- Timber shed (12' x 10') with toilet benefitting from existing planning consent
- Potential for alternative uses (STP)
- For sale by Formal Tender, with a closing date for tenders **Friday 4<sup>th</sup> July 2025 at 12 noon.**

#### **DIRECTIONS**

Proceed along the A379 towards Kingsbridge, then turn right at Harraton Cross onto the B3392 towards Bigbury. At St Ann's Chapel junction, turn left opposite The Old Chapel Inn towards Easton. After approximately 0.4 miles turn left and continue for approximately 0.5 miles down to the hamlet at Dukes Mill, whereby the access track and wooden gateway (in which there exists a right of way) will be found on the right-hand side.

What3Words Location: tightest.devoured.trip  
Grid reference: SX676472

#### **SITUATION**

The land is situated between the villages of Bigbury and Aveton Gifford within the South Devon National Landscape (formerly known as the AONB) in the South Hams area of South Devon.

The nearest town of Kingsbridge is about 5 miles away and Bigbury-on-Sea approximately 4 miles away. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being approximately 9 miles to the north with access via Wrangaton Cross.

#### **DESCRIPTION**

Extending in all to approximately 8.43 acres (3.41 hectares). The land benefits from a picturesque and tranquil rural setting, views of the Avon valley and a track stretches across the land from the northern to eastern boundary as marked on the site plan below.

#### **Note**

The land being offered for sale is outlined in red on the site plan below. The area hatched in brown, located in the south-western corner of the land, is included in the sale with a 50% ownership share under the relevant title number. The remaining 50% share of this area is held by the adjoining landowner.

Predominantly of a moderate north facing gradient, the land would be particularly suited for general recreation/amenity or other uses (subject to obtaining the necessary planning consents).

Currently, the land is down to a combination of grassland, mixed woodland and also a small vineyard area, as marked on the site plan below. The northern section of the land features an area of mixed woodland to include the following tree varieties; chestnut, beech, and willow.

The southern area of the land comprises an area of grassland, as well as a small north facing vineyard planted with several white grape varieties.

There is a dilapidated timber shed extending to 12' x 10' (3.66m x 3.04m) and WC (connected to a largest septic tank fed by the spring water supply). The timber shed has unconditional planning consent for its retention. South Hams planning application number 05/2541/04/F granted on 9 February 2005.

#### **ACCESS**

Access to the land is via a right of way off the council maintained highway (Dukes Mill Hill), with or without vehicles for all purposes and at all times. This right of way and access point is approximately marked on the site plan below by the blue dotted line. Please note there is no access via the southern boundary onto Stakes Hill.

#### **TENURE**

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

#### **SERVICES**

The land at Milburn Orchard benefits from a spring fed water supply. The spring is located in the north west corner of the land which is hatched in brown on the site plan below.

#### **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 **Friday 4th July 2025** at 12 noon.

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

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 £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 for the land may be obtained from the seller's solicitors, Windeatts of 48 Fore Street, Kingsbridge. Attention: Richard Wing Tel: 01548 858 647 or e-mail [richard.wing@windeatts.co.uk](mailto:richard.wing@windeatts.co.uk)

#### GUIDE PRICE

£95,000

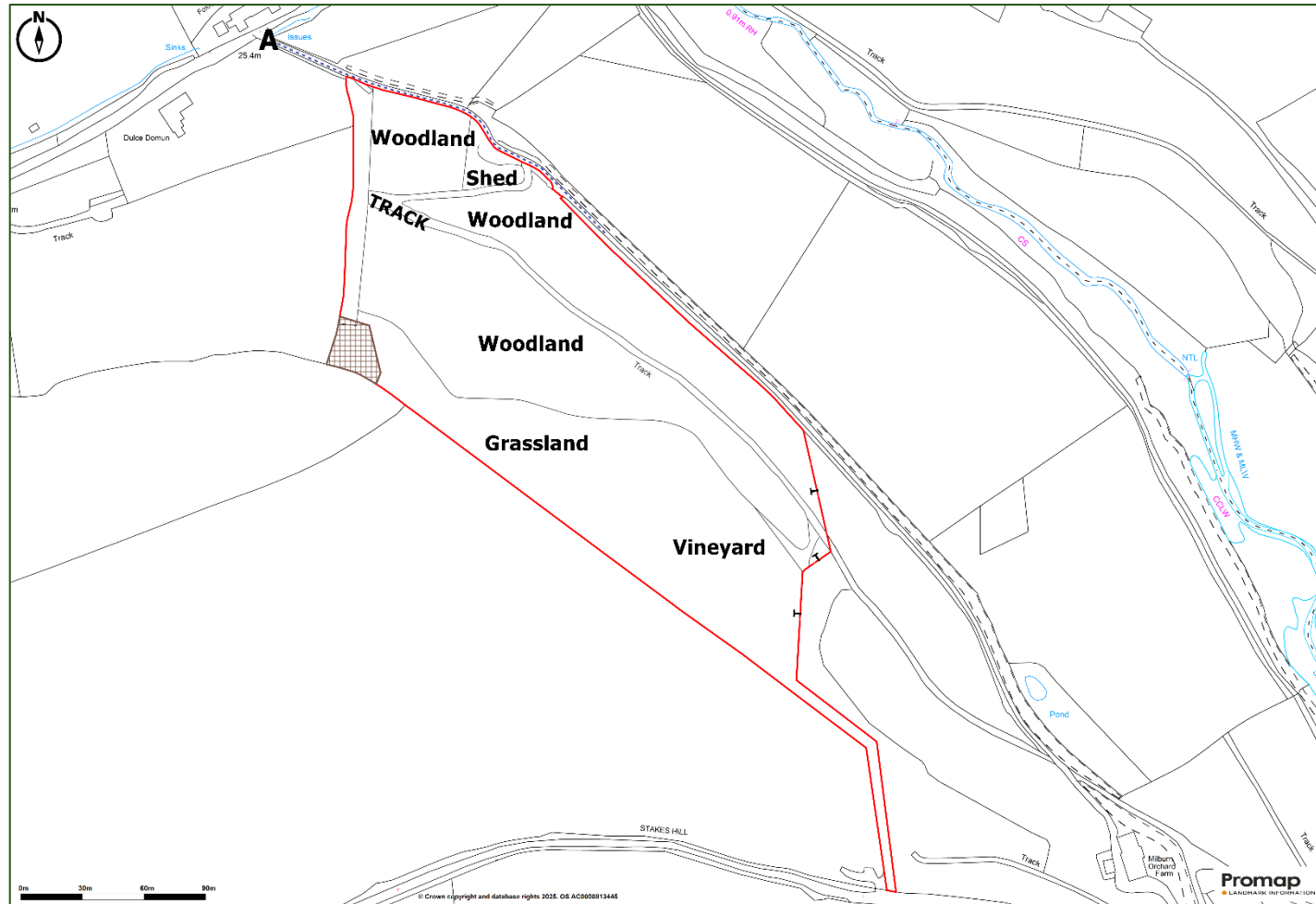
#### LOCAL AUTHORITY

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 for details.

## Land on the West Side of Milburn Orchard Site Plan



#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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@ farmsandland@luscombemaye.com

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

 **Luscombe Maye**  
Since 1873

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.