









## Pond Farm

Aveton Gifford, Kingsbridge, Devon  
TQ7 4JN

**Kingsbridge - 4 miles**

**Plymouth - 15 miles**

**A38 dual carriageway - 10 miles**



A truly unique opportunity to acquire a residential and livestock farm (79.92 acres in all) with the most magnificent views over the River Avon and offering the potential to create an iconic property in an unrivalled location.

- Approximately 79.92 acres (32.32 hectares) in all
- Breathtaking views across the River Avon and the tidal estuary
- Range of Stone Barns (3,186 square feet) and Modern Farm Buildings (6,609 square feet) with potential for development (subject to planning)
- Offering the potential to create an iconic property in an unrivalled location in the heart of the South Hams
- For sale by **Formal Tender** with a tender closing date of **Thursday 31st July 2025 at 12 noon.**

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.

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

📞 01548 800183  
🌐 [luscombemaye.com](http://luscombemaye.com)

 **Luscombe Maye**  
Since 1873



## DIRECTIONS

From Aveton Gifford, proceed along the tidal road towards Bigbury. Approximately half a mile along this road turn off to the right which will lead into the driveway leading up to Pond Farm.

What3Words Location: picked.operating.trip

## SITUATION

Pond Farm is situated near the village of Aveton Gifford, between the villages of Aveton Gifford and Bigbury, in the South Hams area of South Devon and within an area designated as a National Landscape (formerly known as Area of Outstanding Natural Beauty).

The nearest town of Kingsbridge is about 4 miles away, the city of Plymouth some 15 miles to the west and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.

## DESCRIPTION

Pond Farm comprises a residential and livestock farm, to include a farmhouse, detached bungalow, range of traditional and modern farm buildings and some 79.92 acres of agricultural land, the full extent of the property offered for sale is outlined in red on the site plan below.

The principal access to the farm is gained off the council maintained tidal road, between the villages of Aveton Gifford and Bigbury. Access is restricted to particular hours of the day based on tidal movement.

There are two alternative accesses to Pond Farm. Firstly, an alternative access may be gained over the public byway Drunkards Lane into the northern boundary of field parcel 3555.

The second alternative access to the farm may be gained via a Right of Way over Waterhead Lane to a gateway on the eastern boundary of field number 7925, however this is not currently in use. Both alternative access points are labelled and approximately shown by a brown hatched line on the site plan.

### The Farmhouse

Not of listed status, the farmhouse is believed to have been constructed in 1830, built mainly of rendered solid stone walls with parts being slate hung and under a slate roof.

The property comprises the following accommodation: -



### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Rear Entrance Porch, Boot Room/Store, Utility Room, Separate WC

### First Floor

Landing, Family Bathroom, 4 Bedrooms

### Services (The Farmhouse)

Mains water, electric and private septic tank drainage. Solar panel on roof heats water for bathroom and utility room. Meters for the water supply can be identified on site plan by the letter M.

### Pond Cottage (Bungalow)

A detached bungalow of Woolaway construction, built in approximately 1965/66 with an interlocking concrete tile roof. This property is subject to an Agricultural Tie whereby only those persons previously or currently working full time in agriculture or forestry are permitted to reside in the dwelling.

The property comprises the following accommodation:-

Entrance Hall, Sitting Room, Kitchen/ Dining Room, Separate WC, Bathroom, 3 Bedrooms, Rear Entrance Porch

### Services (Pond Cottage)

Mains water (on the same meter as the farmhouse), electric and private septic tank drainage (both separate from the farmhouse). Economy 7 electric tariff by night for the water heater and night storage heaters.

### Stone Barns

Extending to a total area of some 296 square metres (3,186 square feet) over two floors, the Stone Barns do not have planning consent for change of use to residential but offer the potential for such change of use either as full residential units or as holiday ancillary use. These may be summarised as follows:-

- 1. The Barn** – Internal 14.25m x 5m over 2 floors (142 sq. m)
- 2. The Stable** – Internal 6.85m x 5.25m over 2 floors (71.93 sq. m)
- 3. The Coal Store** – External 9m x 4.6m over 2 floors (82.8 sq. m)





#### **Modern Farm Buildings**

Within close proximity of the farmhouse (and partly amongst and linked to the stone barns) is a range of modern farm buildings, extending to a total area of some 614 square metres (6,609 square feet). Brief details of which are as follows:-

- 4. Lean-to Cattle Yard** – 21.30m x 12.2m (259.86 sq. m)
- 5. Nissan Hut (Workshop)** – 10.82m x 5.10m (55.19 sq. m)
- 6. Woodstore / Sheep shed** – 14.82m x 6.07m (89.96 sq. m)
- 7. Lambing shed** – 12.80m x 5.18m (66.30 sq. m) to include overhang
- 8. Cow Shed & Dairy**– external overall 10.10m x 5.25m (53.03 sq. m)
- 9. Fog Den** – external 12.0m x 7.55m (90.60 sq. m)

**Note** – the contents of the Stone Barns and Modern Farm buildings as listed above, are sold as seen. No machinery to be included.

#### **The Lands**

The full extent of the land amounts to some 79.92 acres (32.32 hectares). The land wraps around the farmhouse and buildings providing a significant amount of protection from other properties.

The land in the past has been used for livestock grazing and grass conservation purposes but offers the potential for other uses subject to obtaining the necessary consents.

#### **Water supply (The Lands)**

The land to the east and south side is served by a well water supply. There are three wells located on the land, of which one is currently in use. The approximate locations of the wells are marked on the site plan below.

The remaining water troughs within close proximity to the house & buildings are fed by the mains supply that also serves the farmhouse.

A schedule of the land is set out below :-

Field Number	Acres	Description
SX6846 3884	2.20	Woodland
SX6847 1112	0.35	Woodland
SX6847 7308	2.13	Woodland
SX6846 4292	5.50	Permanent Pasture
SX6847 1722	5.09	Permanent Pasture
SX6847 2103	6.40	Rough Grassland/Scrub
SX6847 3109	5.40	Permanent Pasture
SX6847 3126	6.28	Permanent Pasture
SX6847 3240	7.02	Permanent Pasture
SX6847 4111	8.62	Permanent Pasture
SX6847 4727	2.87	Permanent Pasture
SX6847 5809	7.76	Permanent Pasture
SX6847 7925	4.77	Permanent Pasture
SX6847 5923	3.16	Permanent Pasture
SX6847 5320	0.10	Permanent Pasture
SX6847 6115	0.74	Permanent Pasture
SX6847 6513	0.21	Fruit trees/ Garden
SX6847 7119	4.74	Permanent Pasture
SX6847 3555	5.41	Permanent Pasture
-	1.17	House, Curtilage, Buildings & Driveway
<b>Total</b>	<b>79.92 (32.32 ha)</b>	



### **PUBLIC FOOTPATHS**

Public footpaths proceed through part of the farm along the south-west boundary and along the northern end of field parcel 3555.

The routes of the footpaths (FP8 & FP9) are approximately shown and labelled on the site plan below by a purple line.

### **BOUNDARY OWNERSHIP**

Boundary ownership, as far as are known are shown by the 'T' markings on the site plan.

### **TENURE**

The property is held on a freehold basis with vacant possession being available on legal completion.

### **SPORTING AND MINERAL RIGHTS**

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

### **ENVIRONMENTAL STEWARDSHIP SCHEME AGREEMENTS**

The farm is not subject to any Environmental Stewardship Scheme agreements.

### **LOCAL AUTHORITY & COUNCIL TAX**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Pond Farm falls within Council Tax Band C and the amount payable for 2025/26 is £2,211.93.

Pond Cottage falls within Council Tax Band A and the amount payable for 2025/26 is £1,658.95.

### **GUIDE PRICE**

£1,325,000

### **METHOD OF SALE**

Pond Farm is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Thursday 31st July 2025 at 12 noon.**

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

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 paragraph 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% of the agreed purchase price 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 4 months later (or earlier by mutual agreement).

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)

### **VIEWINGS**

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

### **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.

 **Luscombe Maye**  
Since 1873



DRUNKARD'S LANE

G

FP8

3555

Well not in use

3240

Well not in use

3126

4727

5923

7925

WATERHEAD LANE

ROW

Well currently in use

5320

7119

6115

6513

1722

1112

2103

3109

4111

5809

7308

TIDAL ROAD

Water High Water

Mean High Water

Low Water

1.2m

1.8m

2.4m

3.0m

3.6m

4.2m

4.8m

5.4m

6.0m

6.6m

7.2m

7.8m

8.4m

9.0m

9.6m

10.2m

10.8m

11.4m

12.0m

12.6m

13.2m

13.8m

14.4m

15.0m

15.6m

16.2m

16.8m

17.4m

18.0m

18.6m

19.2m

19.8m

20.4m

21.0m

21.6m

22.2m

22.8m

23.4m

24.0m

24.6m

25.2m

25.8m

26.4m

27.0m

27.6m

28.2m

28.8m

29.4m

30.0m

30.6m

31.2m

31.8m

32.4m

33.0m

33.6m

34.2m

34.8m

35.4m

36.0m

36.6m

37.2m

37.8m

38.4m

39.0m

39.6m

40.2m

40.8m

41.4m

42.0m

42.6m

43.2m

43.8m

44.4m

45.0m

45.6m

46.2m

46.8m

47.4m

48.0m

48.6m

49.2m

49.8m

50.4m

51.0m

51.6m

52.2m

52.8m

53.4m

54.0m

54.6m

55.2m

55.8m

56.4m

57.0m

57.6m

58.2m

58.8m

59.4m

60.0m

60.6m

61.2m

61.8m

62.4m

63.0m

63.6m

64.2m

64.8m

65.4m

66.0m

66.6m

67.2m

67.8m

68.4m

69.0m

69.6m

70.2m

70.8m

71.4m

72.0m

72.6m

73.2m

73.8m

74.4m

75.0m

75.6m

76.2m

76.8m

77.4m

78.0m

78.6m

79.2m

79.8m

80.4m

81.0m

81.6m

82.2m

82.8m

83.4m

84.0m

84.6m

85.2m

85.8m

86.4m

87.0m

87.6m

88.2m

88.8m

89.4m

90.0m

90.6m

91.2m

91.8m

92.4m

93.0m

93.6m

94.2m

94.8m

95.4m

96.0m

96.6m

97.2m

97.8m

98.4m

99.0m

99.6m

100.2m

100.8m

101.4m

102.0m

102.6m

103.2m

103.8m

104.4m

105.0m

105.6m

106.2m

106.8m

107.4m

108.0m

108.6m

109.2m

109.8m

110.4m

111.0m

111.6m

112.2m

112.8m

113.4m

114.0m

114.6m

115.2m

115.8m

116.4m

117.0m

117.6m

118.2m

118.8m

119.4m

120.0m

120.6m

121.2m

121.8m

122.4m

123.0m

123.6m

124.2m

124.8m

125.4m

126.0m

126.6m

127.2m

127.8m

128.4m

129.0m

129.6m

130.2m

130.8m

131.4m

132.0m

132.6m

133.2m

133.8m

134.4m

135.0m

135.6m

136.2m

136.8m

137.4m

138.0m

138.6m

139.2m

139.8m

140.4m

141.0m

141.6m

142.2m

142.8m

143.4m

144.0m

144.6m

145.2m

145.8m

146.4m

147.0m

147.6m

148.2m

148.8m

149.4m

150.0m

150.6m

151.2m

151.8m

152.4m

153.0m

153.6m

154.2m

154.8m

155.4m

156.0m

156.6m

157.2m

157.8m

158.4m

159.0m

159.6m

160.2m

160.8m

161.4m

162.0m

162.6m

163.2m

163.8m

164.4m

165.0m

165.6m

166.2m

166.8m

167.4m

168.0m

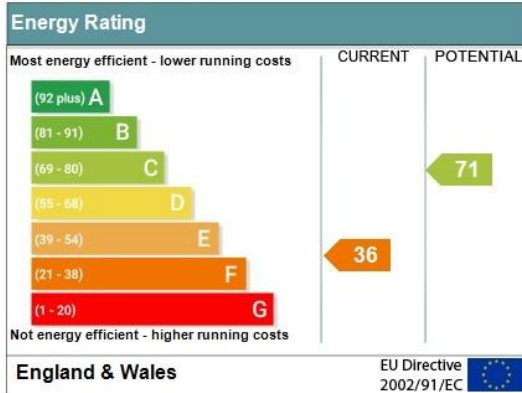
168.6m



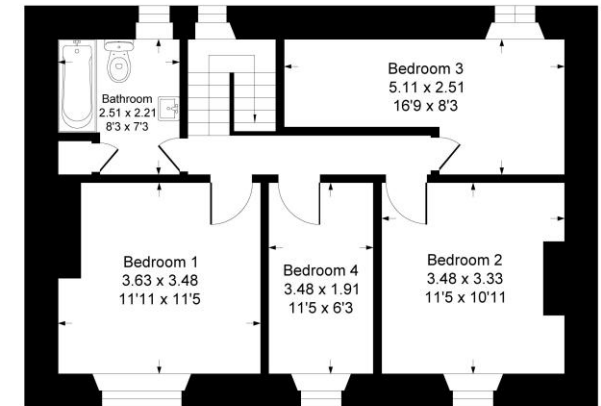
# Pond Farm

## Aveton Gifford, Kingsbridge, Devon TQ7 4JN

Address: Pond Farm, Aveton Gifford, KINGSBRIDGE, TQ7 4JN  
RRN: 0434-0925-6300-0481-7202

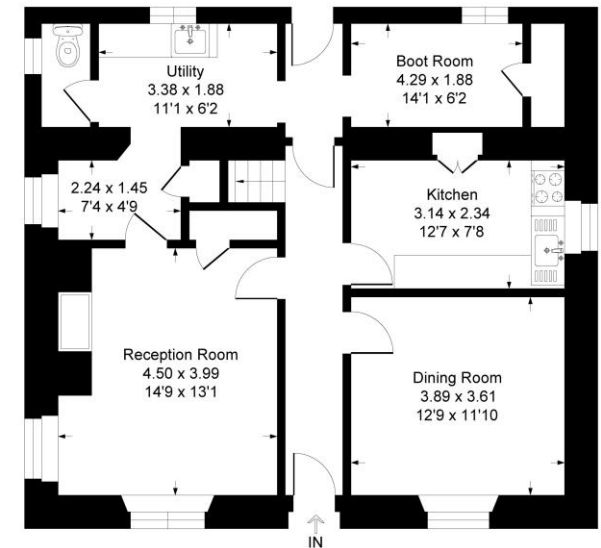
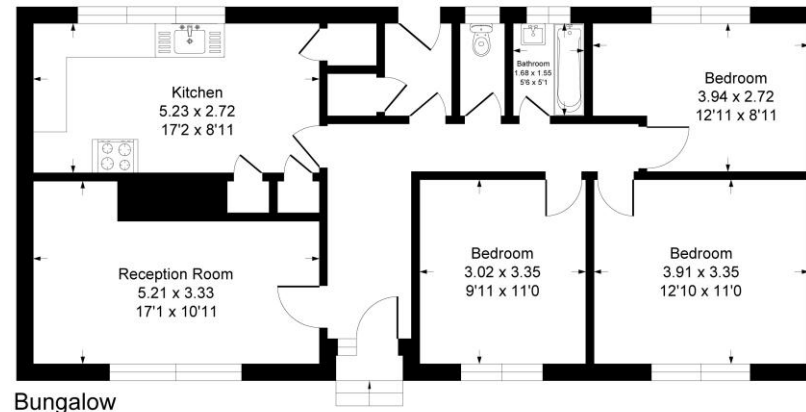
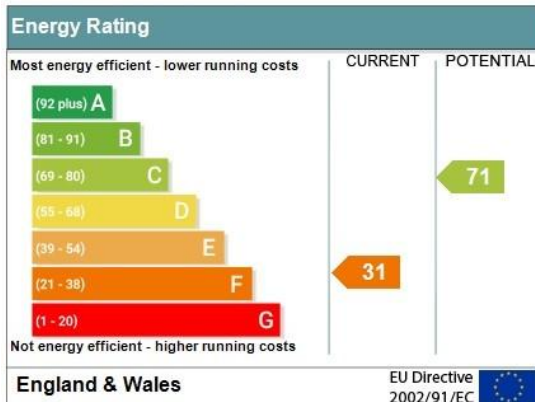


Approximate Gross Internal Floor Area = 135.5 sq m / 1457 sq ft  
Bungalow Area = 86.6 sq m / 933 sq ft  
Total Area = 222.0 sq m / 2390 sq ft



First Floor

Address: Pond Farm Bungalow, Aveton Gifford, TQ7 4JN  
RRN: 7034-8725-9000-0951-7206



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

01548 800183

farm sandland@luscombemaye.com

luscombemaye.com

 **Luscombe Maye**  
Since 1873