





A rare opportunity to acquire approximately 0.73 acres (0.30 hectares) of attractive agricultural land with river frontage along the Harbourne River, situated in a peaceful location within close proximity to Totnes.

- Secluded location
- Road access
- Stream frontage along southern boundary of the land parcel
- General recreation/amenity land (STP)
- Offering potential for other uses (subject to planning)
- Within close proximity of Totnes (approx. 4 miles)
- For sale by Private Treaty

DIRECTIONS

From Totnes head south on the A381 for approximately 3.5 miles. Upon reaching the village of Harbertonford, turn right onto Woodland Road, located opposite the Post Office. Proceed along Woodland Road for approximately 500 yards, where the access gate to the land will be found on the left-hand side.

What3Words location:

suspends.monopoly.flinches

SITUATION

The land is situated within the village of Harbertonford, in the South hams area of South Devon.

The nearby village of Totnes is conveniently located approximately 4 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 6.7 miles to the west.

DESCRIPTION

Harbertonford Meadows extends in all to approximately 0.73 acres (0.30 hectares) of agricultural land, the full extent of which is approximately outlined in red on the site plan.

The land is accessed through a single vehicular width gateway located on the northern boundary of the land, directly off the council-maintained highway as marked by the letter 'G' on the site plan.

The land is predominantly of a level south facing gradient. The land has been subject to natural vegetation in the past but has now been cleared.

Harbertonford Meadows is bordered by the Harbourne River on the south boundary and occupies a peaceful and secluded position.

The land offers the potential for use as a general recreation/amenity area, subject to obtaining the necessary planning consents.

Note The purchaser will undertake to install a stock proof fence between points A and B and barbed wire fencing between points B and C within 8 weeks following legal completion.

TENURE

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

SERVICES

The land benefits from a natural stream water supply.

PUBLIC RIGHTS OF WAY

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

SPORTING RIGHTS AND MINERAL RIGHTS

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

WAYLEAVES & 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.

Moreover, the successful purchaser will be liable to pay the sum of £2,000 + VAT as an administration fee in addition to their offer.

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.

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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

Buyers are advised to thoroughly read through this before submitting a tender.

GUIDE PRICE

£45,000

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.

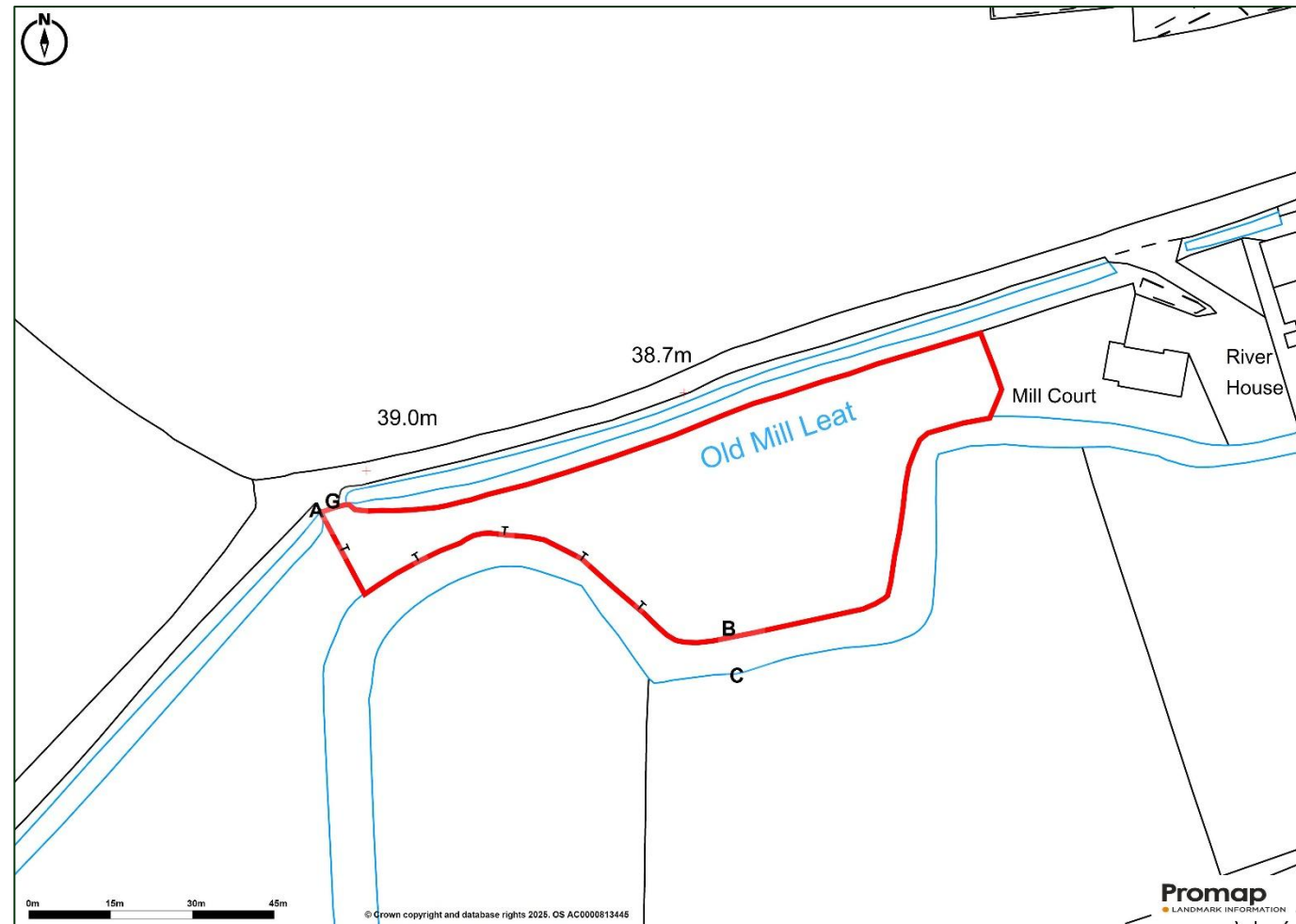
VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ Telephone for details.



📞 01548 800183
@ farmsandland@luscombemaye.com
🌐 luscombemaye.com

Land at Harbertonford Site Plan



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.