









A unique opportunity to obtain approximately 5.97 acres (2.42 hectares) of agricultural land/pony paddock benefitting from an agricultural building (72 square metres) located on the edge of the desirable South Hams town of Modbury. For sale as a whole or in two lots to suit buyer's requirements.

- Extending to 5.97 acres (2.42 hectares) in all
- Lot 1 – approximately 1.17 acres (0.47 hectares)
- Lot 2 – approximately 4.80 acres (1.94 hectares)
- Lot 1 benefits from an agricultural building (extending to 775 square feet)
- Long term development potential (subject to planning)
- Desirable location within easy commuting distance of Plymouth & Exeter
- For sale by Formal Tender

### **DIRECTIONS**

From the centre of Modbury town take the A379 road in a westerly direction towards Plymouth. Before reaching New Mills Industrial Estate, bear left into Church Lane. Proceed for approximately 200 yards and the entrance into Runaway Lane (a green lane) will be found on the right hand side. Proceed down this lane and the second gateway found on the right leads into the land (Lot 1).

Lot 2 - There is a second gateway opposite Pennpark Farm on the A379 heading from Modbury towards Plymouth. Proceed past the turning to New Mills Industrial Estate for approximately 175 yards and the entrance gate to the land will be found on the left hand side.

What3Words Location (Lot 1): toys.pokes.basin

What3Words Location (Lot 2): unsigned.decency.rivals

### **SITUATION**

This land is situated on the west side of the desirable town of Modbury in the South Hams area of South Devon, within a designated National Landscape.

The nearest city of Plymouth located approximately 14 miles to the west, with Exeter approximately 37 miles to the north - both within easy commuting distance.

The land borders existing residential properties, Runaway Lane to the south, farmland to the west and the A379 council maintained highway to the north.

### **DESCRIPTION**

The land extends to 5.97 acres (2.42 hectares) in all, the full extent of which is outlined in red on the site plan below. The land comprises permanent pasture, with a combination of gentle and moderate south and west facing slopes.

By reference to the below site plan, the land is available as a whole or in two lots to suit buyer's requirements.

Dealing with each of the lots in turn:-

#### **LOT 1 (hatched in purple)**

Extending to approximately 1.17 acres (0.47 hectares). Access to Lot 1 is gained via the single vehicular width gateway off Runaway Lane. With a gentle west facing

gradient, this land has been used in the past as a pony paddock/ agricultural purposes.

Lot 1 benefits from an agricultural building, separately fenced from its surrounding land, extending to approximately 12m x 6m (72 square metres / 775 square feet). Constructed of single skin concrete blockwork walls, under a corrugated asbestos roof.

**Note** - The contents of the building are sold as seen.

There is a mains water supply connected to Lot 1, with the water trough located on the western side of the building adjacent to the stockproof fence. See Water Supply/ Fencing paragraph below.

#### **LOT 2 (hatched in green)**

Extending to approximately 4.80 acres (1.94 hectares). Access to Lot 2 is gained through the single vehicular width gateway off the A379 (Modbury to Plymouth council maintained highway).

With a gentle to moderate primarily south facing gradient, the land has been used in the past as a pony paddock/ agricultural purposes.

There are no services connected to this lot currently, but a mains water supply will be installed in the event the land is sold separately, see Water Supply & Fencing paragraph below.

### **WATER SUPPLY & FENCING**

In the event that the land sells in separate lots, the sellers undertake to complete the following within 4 weeks of exchange of contracts : -

- 1) Erect a new stockproof fence between points A and B marked approximately on the site plan below.
- 2) Extend and relocate the existing connected water supply pipe, stock cock and trough onto Lot 2 to the approximate position shown (Plan C in the Legal Pack) to provide Lot 2 with mains water. Please see details in the Legal Pack regarding subsequent ownership of the new fence, relocated water supply, stop cock and trough along with the contribution towards costs in addition to the purchase price.

## GUIDE PRICES

Lot 1 - £75,000

Lot 2 - £85,000

The Whole: £160,000

## METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is

**Thursday 30<sup>th</sup> October 2025 at 12 noon.**

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land adjoining the Old Vicarage'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the sellers (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.

A tender which is accepted by the sellers 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 sellers do not undertake to accept the highest or any of the offers and the sellers reserve the right to withdraw, alter or amend the way in which the land is offered for sale.

Moreover, the successful purchaser will be required to pay an Administration Fee in addition to their tender amounting to £2,000 plus VAT payable on completion.

Please see the Special Conditions of sale contained in the Legal Pack for any further fees to be paid by the successful purchaser.

## LEGAL PACK

A copy of the Legal Pack may be requested from the sellers' solicitors:- Howard & Over Solicitors of Plym House, 3 Longbridge Road, Plymouth, PL6 8LT Attention: Jacob Cunningham Tel: 01752 425960, e-mail: [jacob.cunningham@howard-over.co.uk](mailto:jacob.cunningham@howard-over.co.uk)

Prospective buyers are strongly advised to review the Legal Pack and seek independent legal advice before submitting a tender.

## OVERAGE CLAUSE

An overage clause will apply in relation to the sale of this land for a period of 25 years (relating to both Lot 1 and Lot 2) such that 25% of the uplift in value will be paid to the sellers (or their successors in title) in the event that planning consent is gained for change of use to residential. Further detail on the overage deed and a copy of this is provided in the Legal Pack.

## RESTRICTIVE COVENANT

The entirety of the land (Lot 1 & Lot 2) is subject to a restrictive covenant stating - The Buyer shall not use the Property for commercial, light industrial, or industrial use. Further details can be found in the Legal Pack.

## WAYLEAVES & EASEMENTS

The land is sold subject to any Wayleave and Easements agreements including the water supply pipe(s). Please refer to the Legal Pack for all information regarding these.

There is an underground drainage pipe taking surface water off Church Lane which runs down through the land (Lots 1 & 2) and an open channel running along the base of the west boundary hedge which takes surface water off the A379 and from Penn Parks (Lot 2).

The water supply pipe which supplies the residential property on the north boundary known as the Old Vicarage runs across the land (Lot 2) from the road gateway off the A379 to the property.

There are electricity poles and over head cables situated in both Lots 1 & 2.

## TENURE

The land is available for sale on a freehold basis with vacant possession on legal completion.

## LOCAL AUTHORITY

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

## VIEWINGS

Strictly by appointment with the sole selling agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP. Email [farmsandland@luscombemaye.com](mailto:farmsandland@luscombemaye.com) or telephone 01548 800183 for details.

## Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

 01548 800183

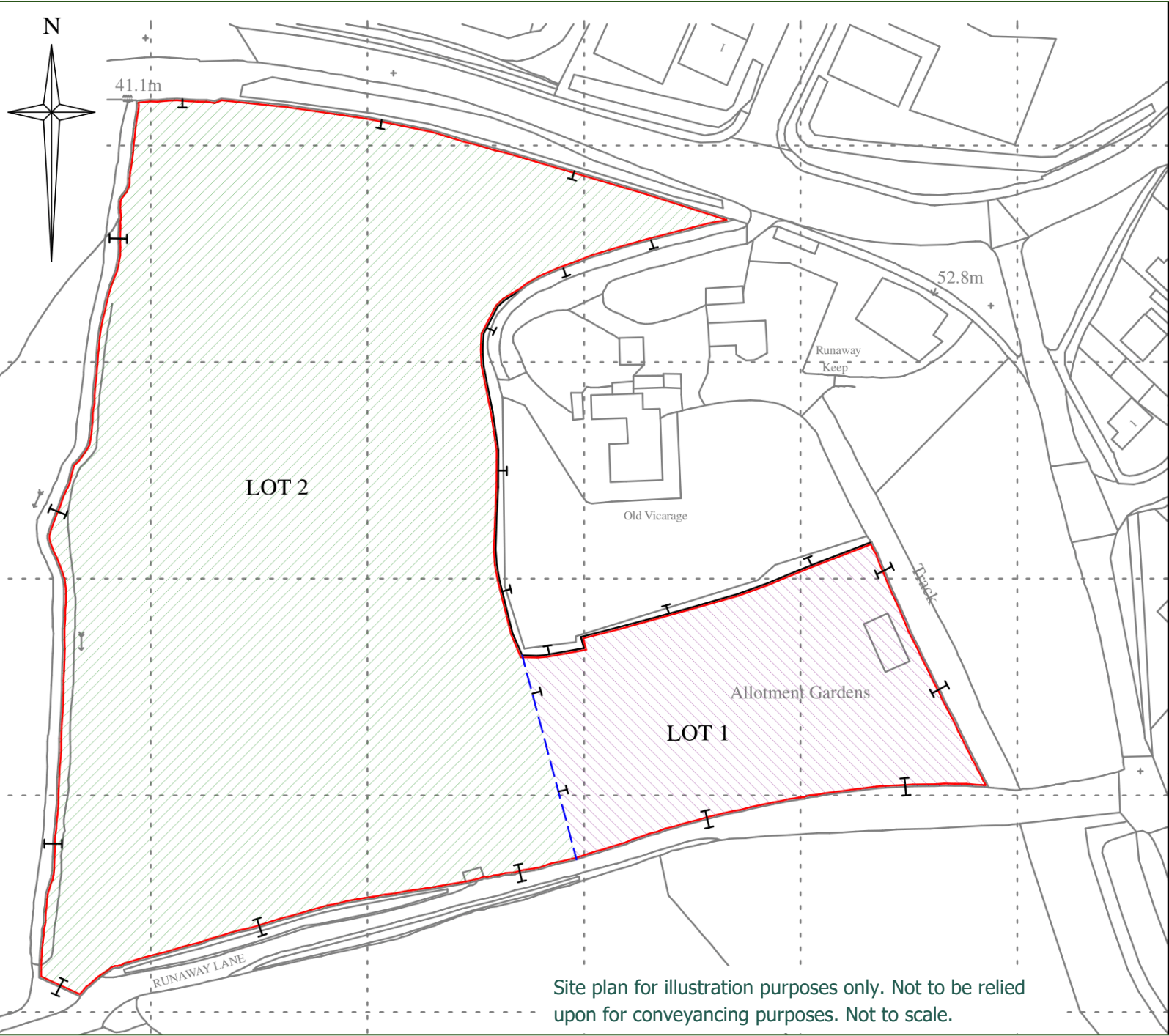
 [farmsandland@luscombemaye.com](mailto:farmsandland@luscombemaye.com)

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

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

 **Luscombe Maye**  
Since 1873

**Site Plan**  
**Land adjoining the Old Vicarage, Modbury, PL21 0TA**



Notes

- 1) Parts in grey are Ordnance Survey (c) Crown Copyright 2025. All rights reserved. Licence number 100022432
- 2) Parts in black are Centre Line Surveys data
- 3) Parts in blue are taken from title DN338474
- 4) Measurements scaled from this plan may not match measurements between the same points on the ground



Survey at

**LAND ADJOINING  
THE OLD VICARAGE  
MODBURY  
IVYBRIDGE**

File: LRP1625

Sheet 1 of 1

Scale 1:1250 @ A4

Drawing produced: 04/08/2025

**CENTRE LINE SURVEYS**

20 Dartmouth Road  
Paignton  
Devon  
TQ4 5AQ  
Tel: 01803-524015  
e-mail: admin@cenline.co.uk



Site plan for illustration purposes only. Not to be relied upon for conveyancing purposes. Not to scale.