



Lot 2



Lot 3



Lot 4



Approximately 11.99 acres (4.85 hectares) in all of predominantly gently sloping permanent pasture land located in a prime position within easy reach of adjoining villages Brixton, Elburton & Yealmpton. For sale as a whole or in up to 4 lots (ranging from 1.70 acres to 5.13 acres) with long term development potential or for a range of alternative uses (subject to planning).

- Approximately 11.99 (4.85 hectares) in all
- For sale as a whole or in up to four lots to suit purchasers' requirements.
- Permanent Pasture
- Falls outside an area designated as a National Landscape
- Long term development potential
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- For sale by Formal Tender

DIRECTIONS

From the centre of Brixton, head west along the towards Plymouth following the A379 for 300 yards and the entrance gateway to Lot 1 will be found on the right. Proceed for a further 100 yards towards Plymouth, turn up the hill signposted Hilltop Cottages (towards Chittleburn Business Park). Continue along this road for 275 yards and turn right down the track, this leading to the remaining lots of land (Lots 2, 3 and 4).

What3Words Location (Lot 1) - truck.noting.resort
What3Words Location remaining Lots – groups.bleak.dart

SITUATION

Land on the east side of Chittleburn Hill is situated on the outskirts of the village of Brixton within the South Hams Area of South Devon.

The nearby city of Plymouth is approximately 5 miles to the west while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 3 miles to the north with access via Deep Lane junction.

DESCRIPTION

The land extends in all to approximately 11.99 acres (4.85 hectares), the full extent of which is outlined in red on the site plan.

Predominantly gently sloping, the land, falls outside an area designated as a National Landscape (formerly known as an AONB) therefore offering potential long term development prospects (subject to planning).

The land in the past been used for agricultural purposes to include cutting for hay and livestock grazing but has in the past been used for arable cropping purposes. Offering future potential for a variety of uses to include recreation/amenity/equine uses (subject to obtaining the necessary planning consents).

The land on the east side of Chittleburn Hill does not benefit from any services at the current time. The land is offered for sale as a whole or in up to four lots to suit buyers' requirements.

Dealing with each lot in turn:-

Lot 1 – 3.31 acres (1.34 hectares) as coloured orange on the site plan

Gentle to moderate west and south facing permanent pasture. Access to this land may be gained though a single vehicular width gateway directly off the A379 council maintained highway (known as Chittleburn Hill) on the west boundary of the land, marked by 'G' on the site plan.

Lot 2 – 5.13 acres (2.08 hectares) as coloured purple on the site plan

Gentle to moderate west and north facing permanent pasture. Access to this land will be gained through the existing gateway in the south east corner of the land, proceeding through the 8m strip to a new gateway on the southern eastern boundary which will proceed directly into Lot 2. See 'Access' paragraph below.

Lot 3 – 1.70 acres (0.68 hectares) as coloured green on the site plan

Predominantly gently sloping north facing permanent pasture. Access to this land may be gained via an existing gateway (marked by 'G' on the site plan) in the northeast corner of the land, and then a new gateway on the northern boundary, see 'Access' paragraph below.

Lot 4 – 1.84 acres (0.75 hectares) as coloured blue on the site plan

Gently sloping west facing permanent pasture. Ideally suited for use as a pony paddock but offers the potential for a range of uses (subject to planning). Access to this land may be gained through a single vehicular width gateway on the western boundary (marked by 'G' on the site plan).

ACCESS

In the event the land is sold in separate lots, the access track (as hatched in yellow on the site plan) leading down to the land will be owned and the responsibility of Lot 2. The purchasers of Lot 3 and Lot 4 will have a right of way for all purposes at all times over the track and responsible for a share in maintenance/repair costs.

Note - There is also another third party user that benefits from a right of way over this track hatched in yellow (the owner of the property to the south known as Hilltop Barn).

FENCING PROVISIONS

In the event that Lots 2 and 3 are sold to separate purchasers then the purchaser of Lot 2 will construct an 8 x 8 metre compound access area (hatched in red on the plan) to serve as access into Lot 2 and Lot 3.

The buyer of Lot 2 will also be required to erect a standard agricultural stockproof fence between points 'A' and 'B' as well as supply and install gates in the approximate positions marked by the 'X' forming new access points into Lot 2 and Lot 3 and own and be responsible for this 8m wide strip up to the existing hedge.

The works above must be completed within 8 weeks following legal completion and Lot 2 will be responsible for ongoing maintenance of the access area and the accessway hatched yellow.

The buyer of Lot 3 will have a right of way over the access area hatched in red and the access way hatched in yellow, but subject to payment of maintenance costs to the owner of Lot 2 on a fair and reasonable basis according to use.

If sold separately, Lot 4 will have access rights over the access way hatched in yellow subject to the same conditions as Lot 3.

Any existing gateway openings if the land is sold in lots should be blocked up by either a standard agricultural stock proof fence or a gate as agreed between the parties within 8 weeks following legal completion.

WATER SUPPLY

In the event the land is sold in the separate lots, rights will be reserved the lots to lay pipework (as far as necessary) to connect into and use the existing water supply pipe and supply opposite Coombe Lane on the boundary of Lots 1 and 2 (approximate position of the supply marked by the 'M' on the site plan) subject to South West Water regulations.

Lot 1 & 2 will be required to make their own direct connection to this mains supply located opposite Coombe Lane on the west boundary of the land approximately marked by the letter 'M' on the site plan.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as are known.

SPORTING AND MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

OVERAGE CLAUSE

The land is not sold subject to an overage clause in respect of future residential development.

METHOD OF SALE

The property is being offered for sale by Formal Tender (unless sold prior) as a whole or in a combination of lots as may suit buyer's requirements.

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land on the east side of Chittleburn Hill' by **Friday 31st October 2025 on or before 12 noon.**

Buyers who wish to submit a tender will be required to sign a legal contract and provide a cheque equivalent to 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 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 20 days later, or in the time frame as set out in the contract contained 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.

The successful purchaser(s) of each lot will also be liable to pay the sum of £1,500 plus VAT as an administration fee in addition to their tender. In the event the land is sold as a whole (all four lots together), the administration fee will be £1,500 plus VAT or 1.5%, whichever is greater.

LEGAL PACK

A copy of the legal pack may be requested from the seller's 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

GUIDE PRICES

The Whole (11.99 acres) - £190,000
Lot 1 (coloured orange 3.31 acres) - £55,000
Lot 2 (coloured purple 5.13 acres) - £50,000
Lot 3 (coloured green 1.70 acres) - £40,000
Lot 4 (coloured blue 1.84 acres) - £45,000

LOCAL AUTHORITY

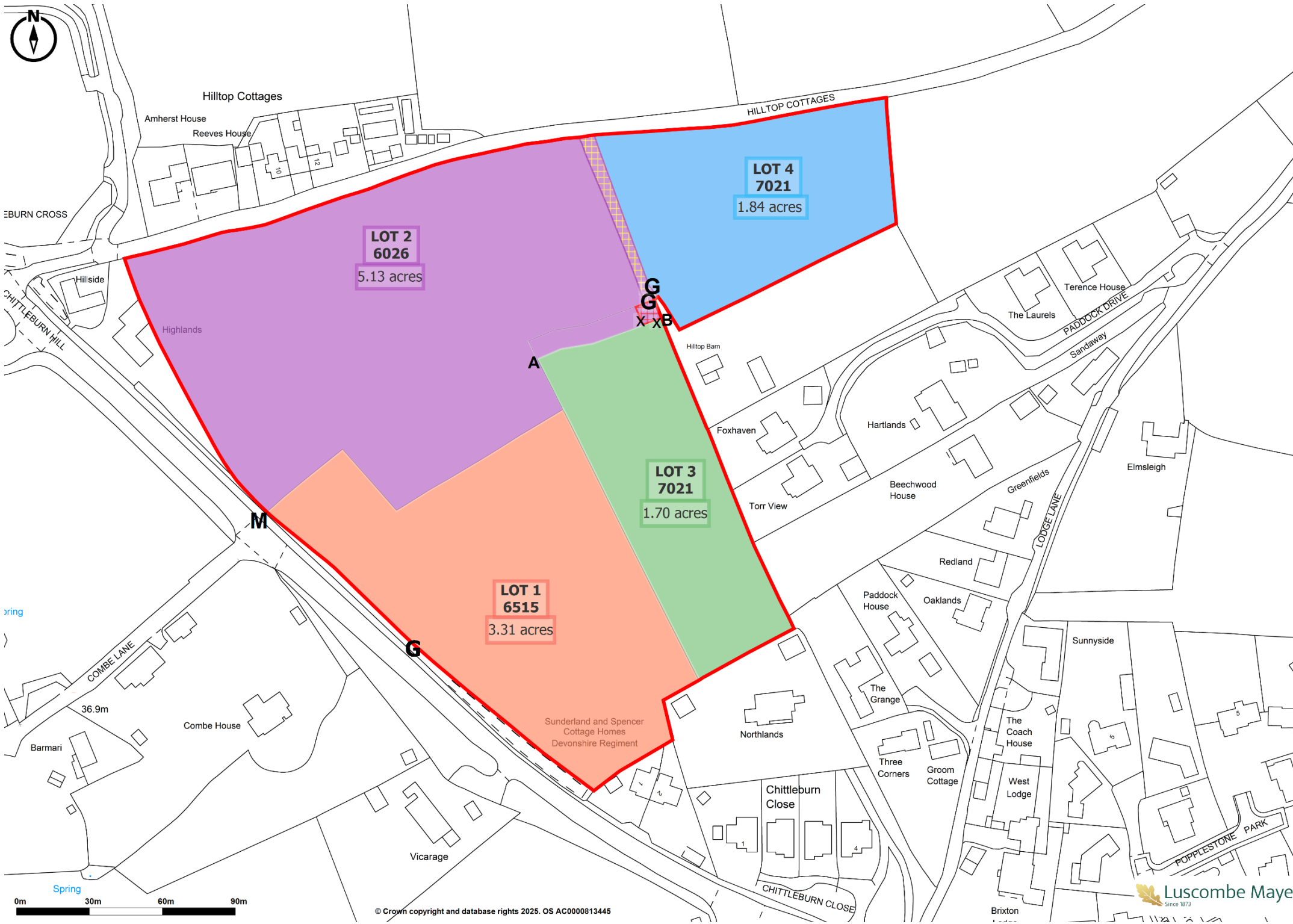
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

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 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.





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

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Luscombe Maye
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