





An exceptional opportunity to acquire approximately 4.67 acres (1.89 ha) of permanent pasture with road access and magnificent views of the surrounding countryside.

- Approximately 4.67 acres (1.89 ha) in all
- Permanent pasture
- Road access
- Far stretching countryside views
- Secluded location
- General recreation/amenity land (STP)
- For sale by Formal Tender with a deadline date for tenders being **Friday 5th December 2025 at 12 noon**

DIRECTIONS

From Kingsbridge, take the A379 towards Slapton for 3 miles, crossing Bowcombe Creek bridge. Turn right at Frogmore bridge junction signposted 'South Pool', after crossing the bridge keep right towards South Pool and proceed for approximately 1 mile. At Lee Lane End junction, turn left signposted 'Ford' and follow this road for about 0.8 miles. Turn right signposted 'East Portlemouth' and 'East Prawle'. After 0.2 miles, take the next right; the entrance to the land will be found on the left after about 100 yards.

What3Words location - broadcast.rifled.talked

SITUATION

The land is situated within the hamlet of Ford in the South Hams area of South Devon.

The nearest town of Kingsbridge is about 5.5 miles away and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, about 15 miles distant.

DESCRIPTION

Extending in all to approximately 4.67 acres (1.89 hectares) of pastureland, as outlined in red on the site plan.

The land is currently all down to permanent pasture and bound by mature Devon hedges.

Predominantly of a moderate north facing gradient and would be very suitable for a variety of uses including livestock grazing, general recreation/ amenity or alternative uses, subject to obtaining the necessary planning consents.

The land is bordered by the council-maintained highway on the north boundary and other agricultural land to the east, south and west boundaries.

ACCESS

The land is accessed through a single vehicular width gateway off the council maintained highway in the

north-east corner of the land, over a compacted stone ramp, as marked by the letter 'G' on the site plan.

SERVICES

There are no services connected to the land. However, there is a mains water pipe that runs directly through the land as shown in purple line on the site plan.

TENURE

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

RIGHTS OF WAY

There are no public footpaths or rights of way over the land as far as are 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 5th December 2025 at 12 noon.**

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

Buyers who wish to submit a tender will be required to sign the tender documentation 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 may be requested from the seller's solicitors:- Beers Solicitors, 29 Fore Street, Kingsbridge, TQ7 1AA. Attention: Mr Richard Jones Tel: 01548 857000 or e-mail: richard.jones@beersllp.com

GUIDE PRICE

£75,000

LOCAL AUTHORITY

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

VIEWINGS

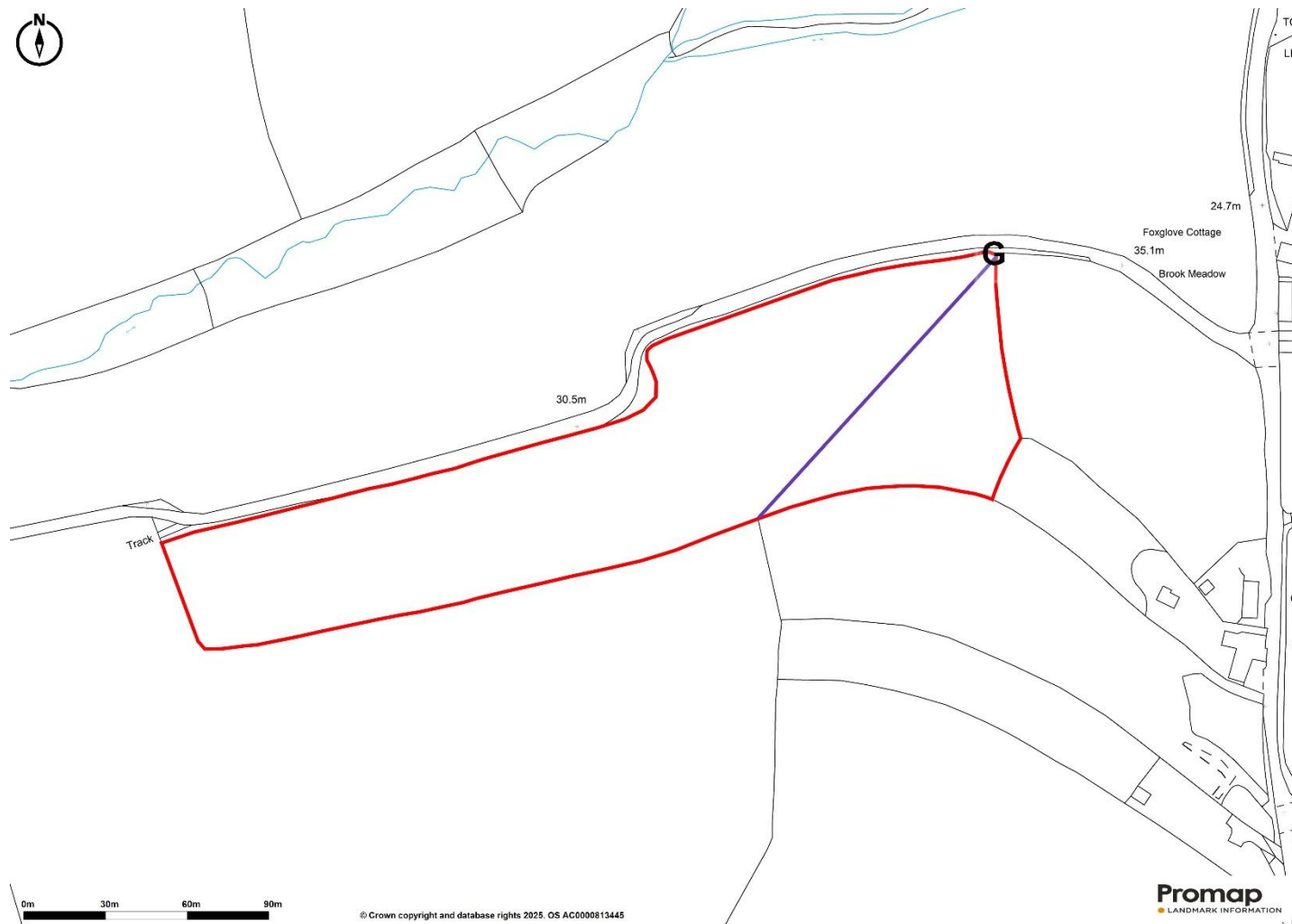
Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

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.

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.

Land Part Wadlands Farm, Ford Site Plan



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

📞 01548 800183

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🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873