









A species and wildlife rich ancient water meadow of approximately 5.07 acres (2.05 hectares), featuring a former railway cabin, situated on the south side of the desirable South Hams village of Ugborough.

- Species rich grassland extending to 5.07 acres (2.05 hectares)
- Former railway carriage extending to 11 square metres
- Wildlife and habitat rich haven of ecological diversity
- Situated on the south side of the popular village of Ugborough
- Wide range of native and fruit trees
- River Ludbrook flows through the land
- For sale by Formal Tender with a closing date of Tuesday 4<sup>th</sup> November at 12 noon

### **DIRECTIONS**

From Ermington, follow the A3121 northwest towards Ugborough. After 2.8 miles, turn left at Haredon Cross, the first turning towards Ugborough Village. Continue down the hill, and where the road levels, the entrance gate is on the right, opposite the layby.

What3Words Location :- steeped.masts.scribbled

### **SITUATION**

The property is located in the village of Ugborough in the South Hams area of South Devon located outside of an Area Designated as National Landscape (formerly known as AONB). The nearest town of Ivybridge is approximately 3 miles to the north west via the A3121.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles distant.

### **DESCRIPTION**

Parsonage Meadow is an ancient water meadow extending to approximately 5.07 acres (2.05 hectares). Benefitting from species-rich grassland, natural ponds, native trees, and a former railway cabin in the south-west corner (extending to 2.25 x 4.88m). The full extent is outlined in red on the plan below.

Gently sloping and framed by traditional Devon hedge banks, the land enjoys a wonderfully sheltered setting. It is naturally defined by the Ludbrook stream and other agricultural land to the north, with residential properties to the east, the A3121 offering easy access to the south, and the lane to Ugborough to the west.

The meadow has been created to enhance ecological diversity, with species-rich grassland, wildflowers, fruit trees, and native woodland forming a mosaic of habitats for wildlife.

Along the southern boundary, the current owner has planted a rich corridor of native trees, complemented by a small orchard in the south-west corner. Species include oak, ash, elm, rowan, beech, hornbeam, willow, hazel, hawthorn, blackthorn, wild cherry, alder, elder, horse chestnut, and a variety of fruit trees.

Two ancient cart crossings, marked by large slate slabs, lie at the heart of the field, now framed by trees traditionally planted to guide the mower around them.

The meadow has never been sprayed, and has been cut for hay once a year.

### **RESTRICTIVE COVENANTS**

The land is subject to the a number of restrictive covenants issued by the National Trust, dated by the 1 September 2014. The transfer is shown in the copy filed contained in the legal pack. These include :-

- Not to materially alter the existing appearance or condition of the property
- No ploughing or cultivation of the surface of any permanent pasture
- No filling in or draining of any pond or watercourse
- No removing or destruction of any hedge bank or wall
- No construction or creation of any track or roadway for vehicular use
- No new trees to be planted upon the property except for species already present
- No new building, new structure or new erection whether permanent or temporary

### **ACCESS**

Access to the land is available via a single vehicular width gateway located on the western boundar. There is also a former gateway in the north eastern corner of the land onto the A3121.

### **SERVICES**

There are no mains services connected to the land however the river Ludbrook runs along the north and partly down the west side of the land in an L shape.

### **TENURE**

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

### **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.

### **PUBLIC RIGHTS OF WAY**

There are no public rights of way that run across the land as far as known.

### **SPORTING AND MINERAL RIGHTS**

All sporting and mineral rights are included with the land as far as known.

## METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders being **Tuesday 4<sup>th</sup> November 2025** and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Parsonage Meadow'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller and provide a deposit 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.

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 constitutes 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, Howard & Over Solicitors of Plym House, 3 Longbridge Road, Plymouth, PL6 8LT Attention: Thomas Hughes Tel: [01752 556606](tel:01752556606), E-mail: [thomas.hughes@howard-over.co.uk](mailto:thomas.hughes@howard-over.co.uk)

## GUIDE PRICE

£100,000

## LOCAL AUTHORITY

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

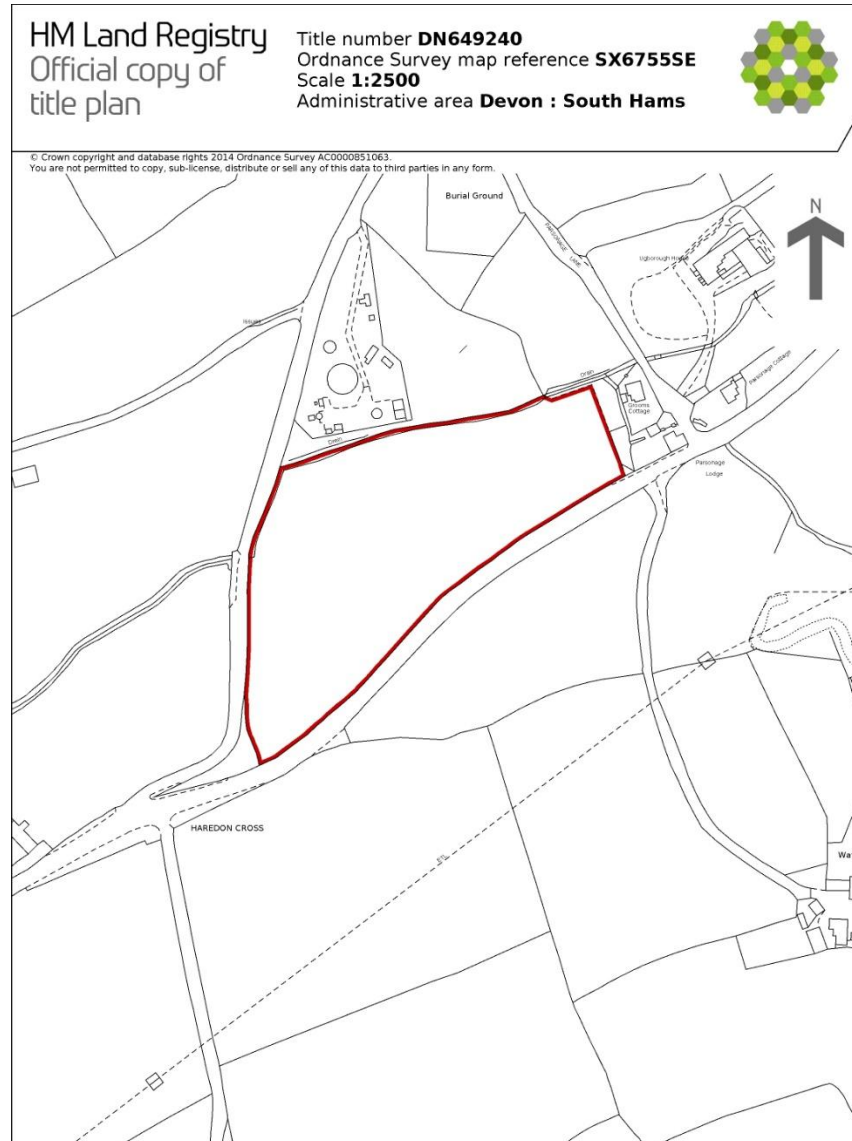
## HEALTH & SAFETY

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 Farms & Land at 62 Fore Street, Kingsbridge. Telephone 01548 800183 for details.

## Site Plan



**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 the measurements.

 **Luscombe Maye**  
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