





A rare lifestyle opportunity to acquire approximately 4.45 acres (1.80 hectares) of gently sloping south facing permanent pastureland ideally situated near the sought-after village of Cornworthy in the South Hams area of South Devon.

- Approximately 4.45 acres (1.80 hectares) in all
- South facing permanent pasture
- Predominantly gently sloping land
- Peaceful and tranquil setting with views across the South Hams
- Good road access
- Suitable for a range of other uses to include amenity or alternative uses (STP)
- For sale by Formal Tender with a closing date of **Friday 25th July 2025 at 12 noon**

DIRECTIONS

From Totnes, take the A381 towards Dartmouth/Kingsbridge for about 4 miles. Turn left at the signpost for Cornworthy and Washbourne. After 1.4 miles, turn right, then continue for another 1.2 miles before turning right onto Water Lane. The land entrance is on the right after approximately 1 mile.

What3Words Location – trickling.smoothly.smaller

SITUATION

The land adjacent to Carpenter Oak is situated in the village of Cornworthy, in the South Hams area of South Devon and within an area designated as a National Landscape.

The picturesque village of Dittisham, nestled on the west bank of the River Dart, lies just two miles east.

The nearest town of Totnes is about 5.8 miles away, whilst the town of Dartmouth being 9 miles to the south east by road. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles with access at Marley Head.

DESCRIPTION

Extending in all to approximately 4.45 acres (1.80 hectares) as outlined in red on the site plan. The land is currently all down to permanent pasture and has been used in the past for livestock grazing purposes, the majority of the perimeters are stock fenced.

The land is predominately of a gentle south facing gradient and would be very suitable for a variety of uses including grazing, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

The land benefits from a scattering of oak trees planted along its southern edge, complemented by a small hedgerow of trees that acts as a natural windbreak. Along the western boundary, a mix of native trees has also been planted, providing an additional buffer from the neighbouring agricultural land.

The land is bordered by the council maintained highway to the north, Carpenter Oak offices to the east, and other agricultural land to the south and west.

Access is available via a single-width vehicular gateway off the council highway, positioned in the north-east corner and marked with the letter 'G' on the site plan.

SERVICES

There are no mains services connected to the land. However, the vendor understands there are water & electric connections nearby. Prospective purchasers are required to make their own enquiries with the relevant utility companies to further investigate this.

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.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a tender closing date of **Friday 25th 2025 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge TQ7 1PP in an envelope clearly marked Land adjacent to Carpenter Oak'.

Buyers who wish to submit a tender will be required to sign a legal contract, 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 special conditions of sale within 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, Windeatts Solicitors, 19 High Street, Totnes, TQ9 5NW. Attention: Mr Nick Dymond Tel: 01803 860612 or e-mail: nick.dymond@windeatts.co.uk

GUIDE PRICE

£75,000

LOCAL AUTHORITY

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

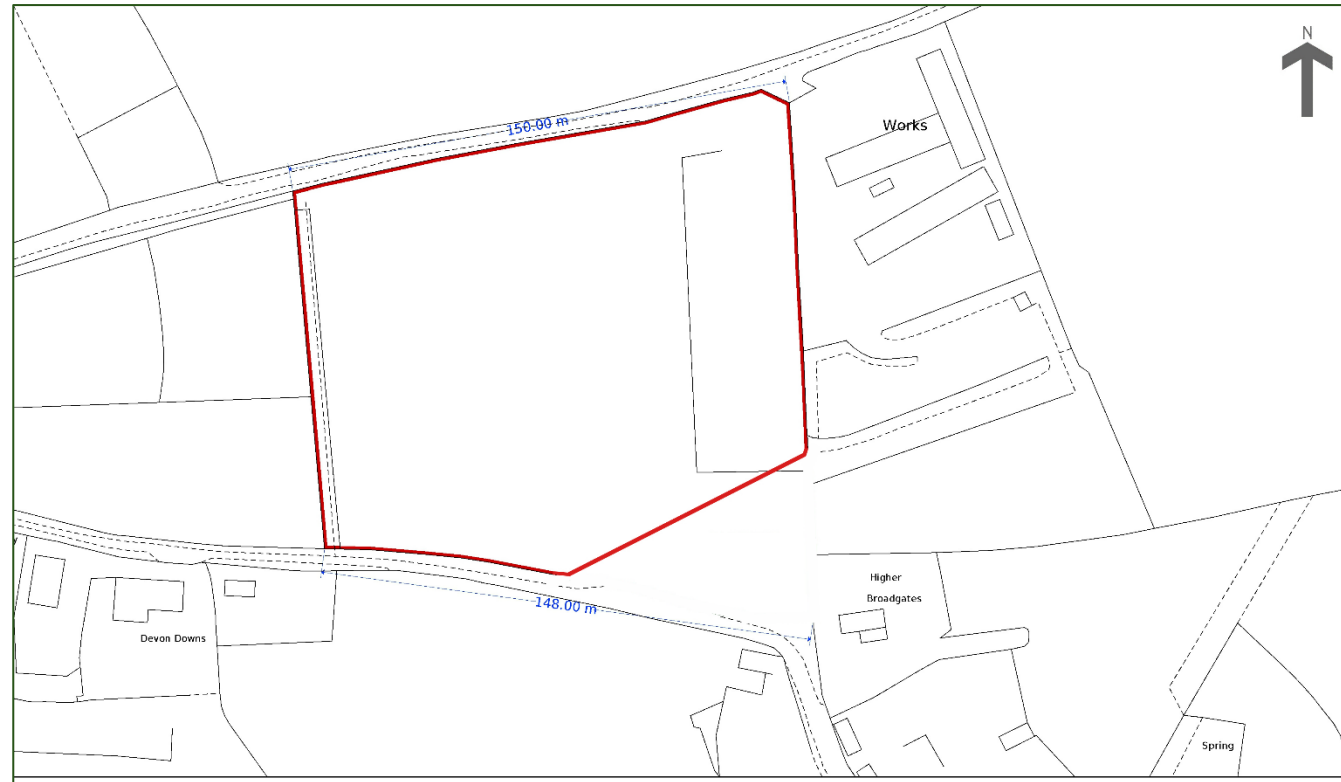
HEALTH & SAFETY

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.

Land adjacent to Carpenter Oak, Cornworthy Site Plan



Site plan for identification purposes only, not to be relied upon for conveyancing purposes.

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



01548 800183



farmsandland@luscombemaye.com



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.