



**Lot 2 - 3.84 Acres**

**Land at Manor Bourne Road  
Down Thomas, Plymouth,  
PL9 0AH**

**Guide Price £200,000**

Rare opportunity to acquire a block of land with sea views | Within the village of Down Thomas | Lot 2 consists of approx 3.84 acres of pasture land.

- Lot 2: Approx 3.84 acres
- Sea Views
- Popular South Hams Location
- Potential equestrian, orchard/ smallholding (Subject to consents)
- Good road access

## LAND PARTICULARS

Land set in a wonderful location within the South Devon Area of Outstanding Natural Beauty (AONB) in the sought-after village of Down Thomas.

Lot 2 has far-reaching views over Down Thomas, across the rolling South Hams countryside to Dartmoor beyond, south west towards Bovisand Fort and at the top of the land there are sea views towards Heybrook and Wembury Bay.

## AGENTS NOTES

The agent must make it clear that the land is sold as seen and non conditionally and is not considered to be development land. Lot 1 is not part of this sale, but is available separately.

It is understood the current access from a small ramp from Renney Road is a right of way over neighbouring property (for agricultural use only). Buyers should make their own enquires for future appropriate use or investigating alternative access.

If that position changes in the long term, the owners have included an overage of 20%, (to allow for an uplift in land value), should the land acquire planning permission for residential use at any time within the next 30 years.

Any further enquiries regarding future use must be made directly by the prospective purchaser to South Hams District Council. Luscombe Maye act for the seller and are unable to offer further advice.

Imagery and views are meant for guideline purposes only. The beach image is a lifestyle shot and is located within 1 mile of the land.

## LOCAL FACILITIES

Down Thomas has a great community spirit, centred around the village with the village shop providing a newsagent and general store, 'All Tracks Bicycle Repairs' and the renowned 'Mussel Inn'. Down Thomas has a village hall which hosts a large number of activities and clubs and behind the hall is a playing field with a children's play park.

## LOT 2 MANOR BOURNE ROAD

Consisting of approximately 3.84 acres of pasture situated on the junction between Renney Road and Manor Bourne Road.

The land runs from Renney Road to the top of the hill with far-reaching views over the beautiful South Hams countryside towards Heybrook Bay and Plymouth Sound. The land is suitable for a variety of uses including agricultural, equestrian, horticultural, camping/glamping, (subject to planning permission)..

There is water supplied to the land via a livestock drinking trough in the top corner of the field. **UPDATED 12/04 we are advised this supply is owned by a local farmer (who had previous grazing rights) and does not form part of the sale**

The land is currently down to grass having been cut to silage

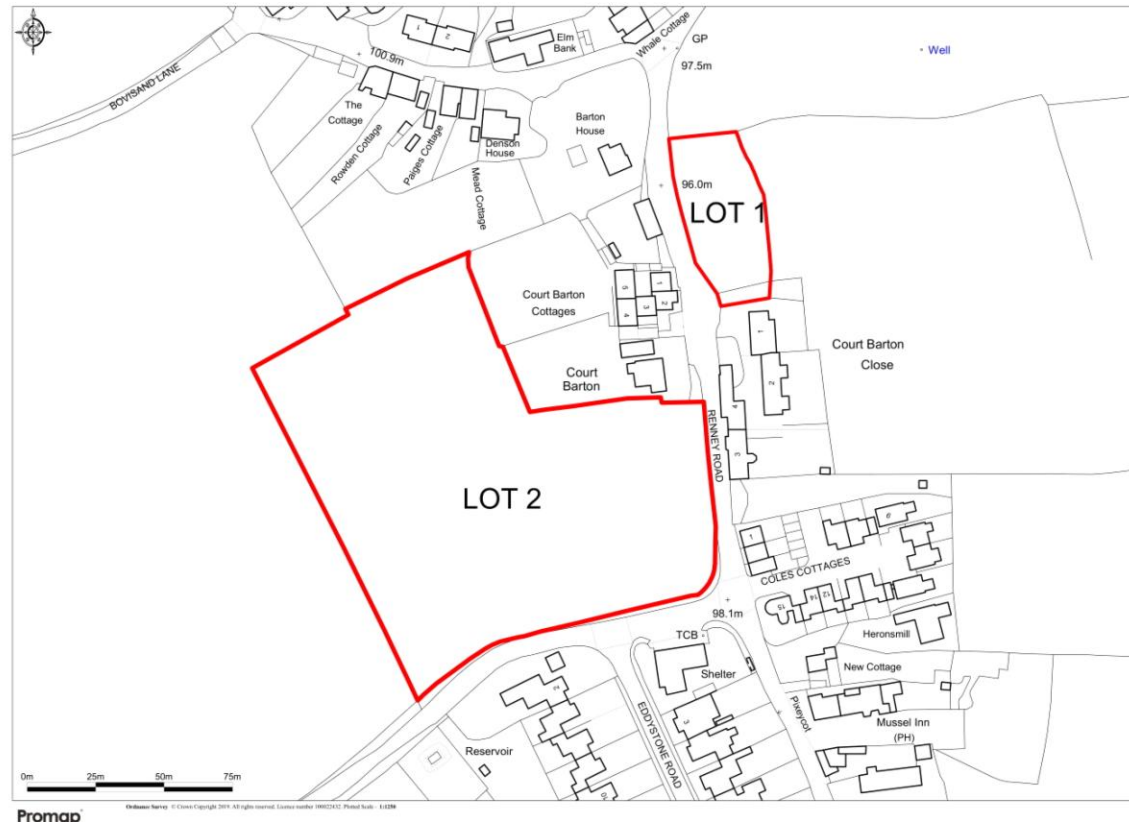
and grazed by cattle in the past. The land is, in the main, stock fenced.

## LOT 2 LAND RENTAL

The land is occupied by a local farmer on a grazing agreement. This agreement may be terminated after the grazing season if required.

## DIRECTIONS

From Staddiscombe, follow the road towards Wembury. Turn right at the junction known as Rack Corner, signposted to Down Thomas / Bovisand / Heybrook Bay. Follow this road around the 2 bends and access to Lot 2 is through a metal gate which leads up the ramp to the land which is adjacent to Court Barton



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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