



Plot 4: The Nursery , Littlehempston, Totnes, Devon TQ9 6ND

About 0.98 acres of tree planting and pasture with an open water reservoir.

Littlehempston 0.5 mile - Totnes 2.5 miles - Newton Abbot 7.5 miles

- About 0.98 acres of pioneer forest garden
- Open water reservoir
- Other plots available
- Mains water available throughout the site
- Tender deadline Friday 13th June 2025 at 12 pm
- Freehold

Informal Tender £25,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The Nursery is situated about 0.5 of a mile north of Littlehempstone and 2.5 miles north of Totnes in the South Hams area of Devon. The A381 runs about 1 mile to the east which connects Totnes to Newton Abbot (7.2 miles north).

Littlehempstone is a popular hamlet with local pub The Tally Ho, The town of Totnes offers a wider range of services and amenities including shops, hospitality venues, markets and creative arts galleries.

The site lies on a gentle north-facing slope with open exposure to northerly and easterly winds. Previously used for both arable and pasture farming, the land features medium-textured loam over 'shillet' subsoil—offering good fertility and drainage. Initial development included fencing, track creation, ground levelling, subsoiling, and the installation of windbreaks including Italian alder, autumn olive, and New Zealand flax.

DESCRIPTION

PLOT 4 - Guide Price £25,000

The land was planted from early 2020 by the Agroforestry Research Trust and designed to maximise carbon storage using fast-growing, nitrogen-fixing nurse species such as Italian alder, green alder, silver birch, and Scotch broom. Between the planted areas is pasture which can be further planted out or used for alternative uses (stp).

At the highest point of the land is the reservoir which was reconstructed and lined in 2019 and has a capacity of about 500,000 litres. The water is circulated via a solar-powered pump through a stone-sand biological filter.

OTHER AVAILABLE PLOTS

Plot 1 - Guide Price £200,000 - A nursery site extending to 3.66 acres with glass house, storage building, 3 poly tunnels and level planting areas.

Plot 2 - Currently not available

Plot 3 - Guide Price £30,000 - A nut orchard featuring a diverse range of productive walnut, hazelnut and pine nut trees extending to 1.44 acres.

Plot 5 - Under Offer

SERVICES

Electricity : No connection. The land benefits from the use of a small array of solar panels.

Water: Plot 4 will be served by Plot 1's mains water supply with usage recorded by sub-meter and payable to the owner of Plot 1 at South West Water standard rates.

ACCESS

Full rights of access exist over the split ownership hardstanding track which connects the whole site to the public highway.

Plot 4 benefits from a right of access over plot 1 and 2

Plot 5 benefits from a right of access over plot 4.

See accompanying plan for illustration

TENURE

Each plot is owned freehold and is registered on the Land Registry.

Vacant possession will be available from completion at the beginning of January 2026 or as agreed between solicitors.

METHOD OF SALE

The land is offered for sale by Informal Tender as a whole, in plots or as a combination of plots.



Please contact the agent to request a tender form.
Closing date for tenders Friday 13th June 2025 at 12 pm

LAND MANAGEMENT

The land is not registered under any environmental schemes. There are no obligations to maintain plant and tree stocking.

LOCAL AUTHORITY

South Hams District Council
www.southhams.gov.uk

RIGHTS IN TITLE

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES, RIGHTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plot 4 will be reached by access rights over a hardstanding track. The route of access is hatched red on the accompanying sale plan.
Plot 4 will have a right to connect to plot 1's mains water supply, subject to the installation of a sub-meter and stop cock.

PLANT STOCK, EQUIPMENT AND MACHINERY ON SITE

All plants, trees and shrubs which are rooted into the ground shall be included in the sale. All other plant stock, equipment, machinery and sundries, unless expressly mentioned in these sales particulars, shall be available by separate negotiation.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy. Boundary ownership is dictated where known by T-marks.

Some boundaries have not been established between plots and are marked by stakes on the ground and identified on the sale plan. Where boundaries are not established, a purchaser will be responsible for erecting a stock proof fence within 6 weeks of completion with undertakings made by the party who assumes ownership of each boundary.

VIEWINGS

Viewing is strictly by prior appointment on set viewing days. Please contact Stags (01392 680059 or email: farms@stags.co.uk) to arrange an appointment.

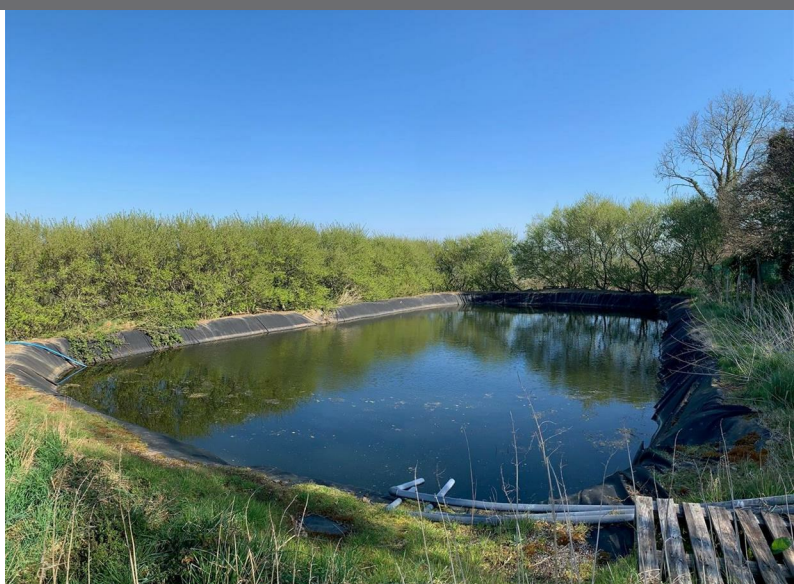
DIRECTIONS

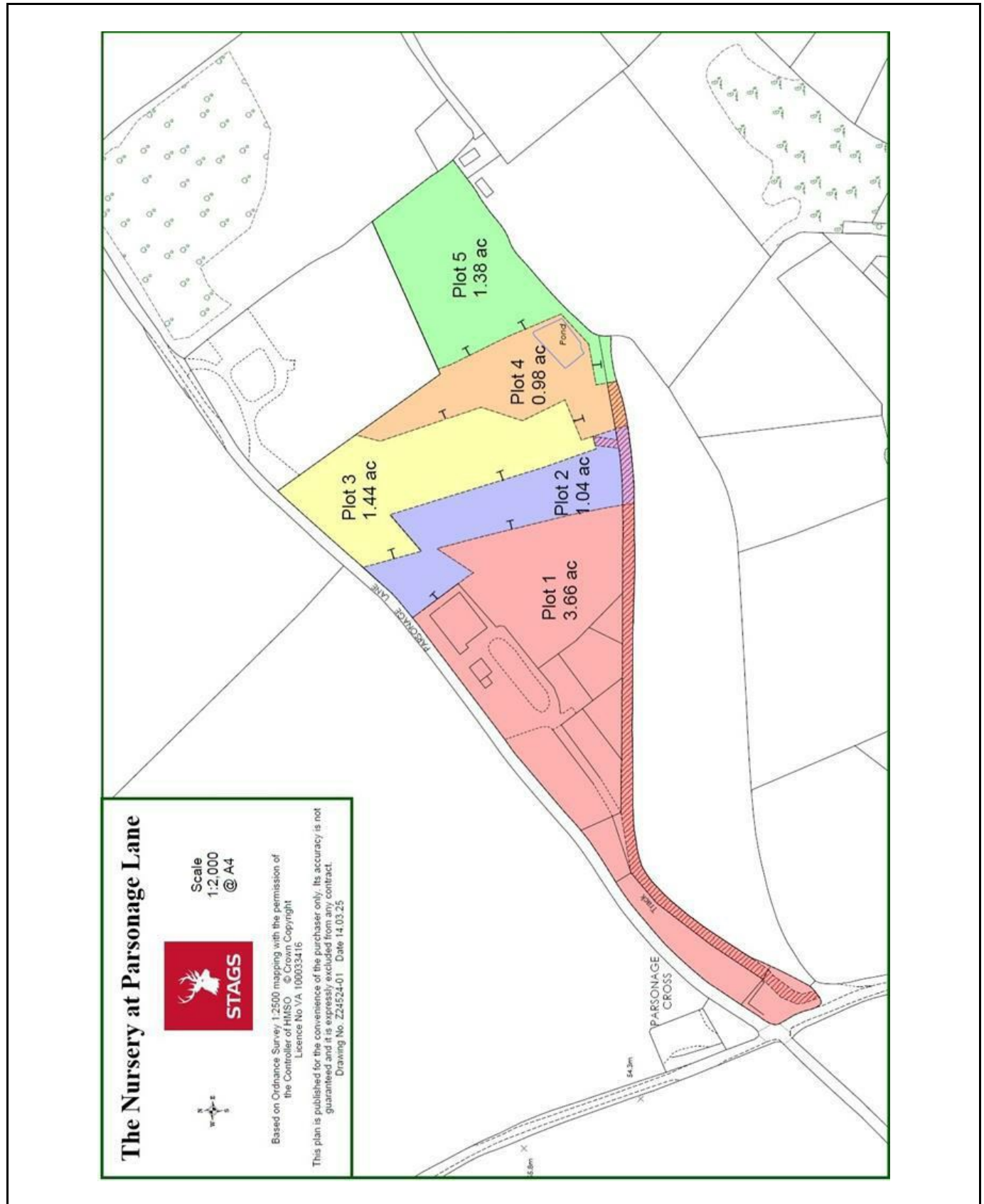
Passing the Pig and Whistle pub on the right of the A381, continue for about 500 metres before turning right, signposted Littlehampstone. Drive under the railway bridge and take the right turn before the Tally Ho pub. Continue up hill and along the lane for about 0.5 of a mile, passing under a stone bridge. The nursery entrance is on the right hand side of the lane, identified by a Stags sale board.

WHAT3WORDS///fine.ounce.swan

DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.