



Land near Stancombe Cross Farm , Sherford, Kingsbridge,  
Devon TQ7 2BB

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Paddock of about 5.9 acres in open countryside  
close to Kingsbridge.

Kingsbridge 3 miles - Dartmouth 10 miles - Totnes 12 miles.

- 5.9 acres • Gently sloping pasture paddock • Water and electricity available (subject to connection) • Direct roadside access • Beautiful rural location • Freehold

Guide Price £150,000

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## SITUATION

Located approximately 3 miles east of Kingsbridge and about 0.5 of a mile north of the popular village of Sherford. This land is superbly located and is a fabulous private space accessible via the public highway, with gated access.

Sherford is desirable and tranquil village just a mile or so to the north of Frogmore and the A379 Kingsbridge to Dartmouth road. Kingsbridge is 4 miles to the west and boasts a popular highstreet with many shops, conveniences and services.

## DESCRIPTION

A gently sloping paddock of about 5.9 acres currently used for cutting hay and environmental purposes.

The land is surrounded by mature hedges and stock fencing. There are a number of walnut trees which have been planted on the land.

The field offers accommodation for horses and livestock or can be continued to be used for cuts of hay. The land would make a peaceful hideaway in a quiet yet accessible part of the South Hams.

The land benefits from stunning views across the rolling countryside.

## ACCESS

Access is available by two gates from the public highway.

## SERVICES

No services currently connected but rights to both spring water and single phase electricity can be agreed

## METHOD OF SALE

The land is offered for sale by Private Treaty.

## TENURE AND POSSESSION

The land is freehold and is available with vacant possession on completion.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## SPORTING AND MINERAL RIGHTS

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





## PLANS AND BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

## WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no private or public rights of way over the land.

## DIRECTIONS

From Kingsbridge follow Belle Cross Road out of the town and take the left at the end of the road. Follow this country lane until you reach Stancombe Cross and the paddock will be found on your left.

What3words: ///explorer.splits.shuttling

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## WARNING

Farms and land can be dangerous places.

Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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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.