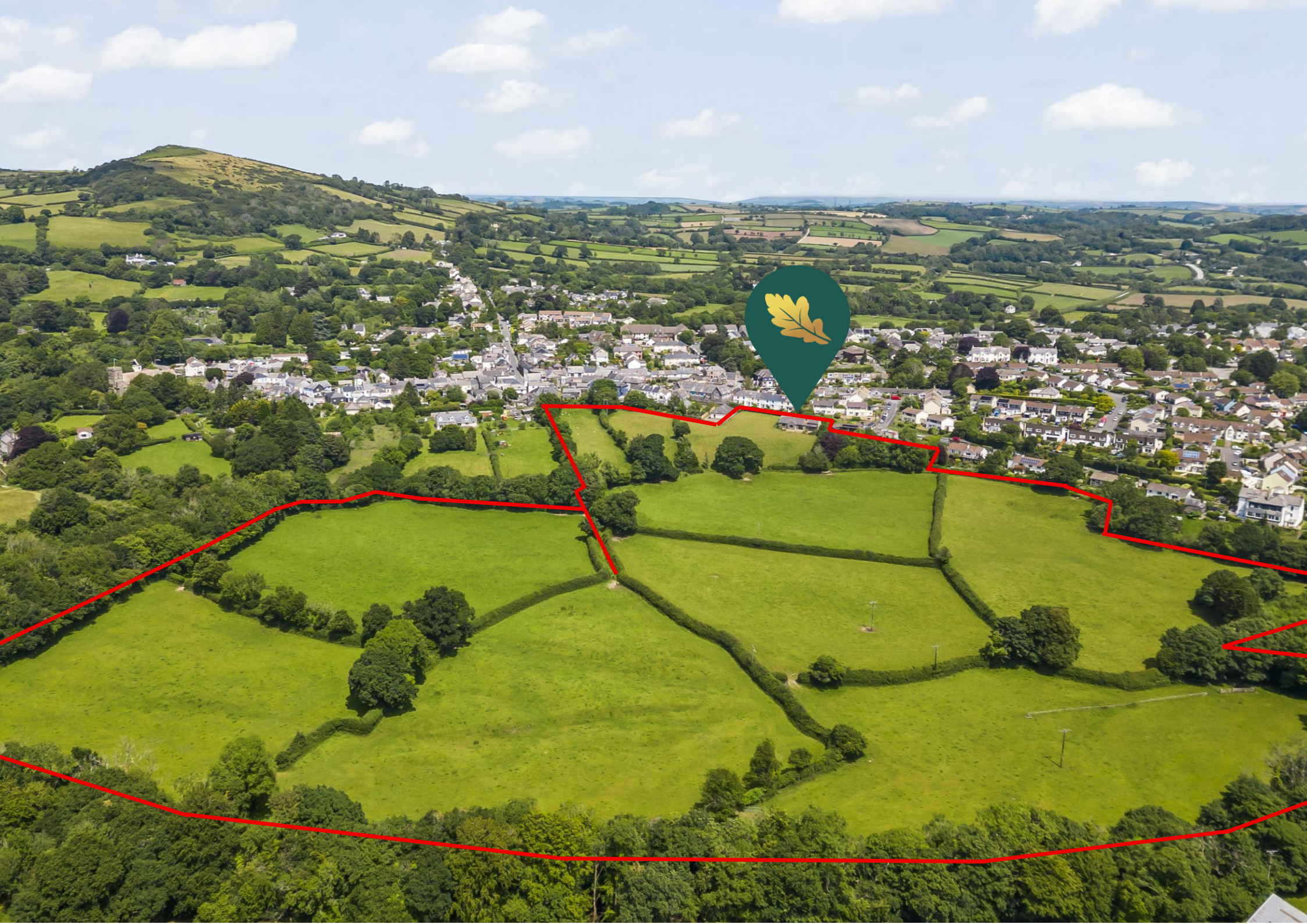






Town Farm Bungalow & Land

Plymouth Road, South Brent
TQ10 9BH



A truly unique opportunity to acquire a smallholding (28.91 acres in all) situated within the heart of the moorland village of South Brent offering the unique potential to create a dream rural property in a central village location.

- Detached bungalow with nearly 30 acres
- No forward chain
- Enjoying enviable far-reaching countryside views
- Close to South Brent village centre and amenities
- Driveway parking for several vehicles
- Three double bedrooms
- Available as a whole or in up to two lots
- For sale by **Formal Tender** with a closing date being no later than 12 noon on Thursday 8th January 2026

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.

Residential Sales, Farms, Land & Smallholdings

6 Fore Street, South Brent, TQ10 9BQ

📞 01364 646176

@ southbrent@luscombemaye.com

🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DESCRIPTION

Luscombe Maye are delighted to be offering for sale Town Farm Bungalow & Land. This three-bedroom detached home is situated in a prime position near the village centre, with nearly 30 acres of predominantly gently sloping agricultural land at the rear.

The property is being offered for sale with no forward chain, by Formal Tender, as a whole or in separate lots, so please read on for further details.

DIRECTIONS

What3Words Location (Lot 1) :-
laptop.status.including

What3Words Location (Lot 2) :-
hoping.radiated.liberated

SOUTH BRENT

The moorland village of South Brent stands in the valley of the River Avon under the southern foothills of Dartmoor National Park and on the northern edge of the lovely South Hams, fifteen miles from the centre of Plymouth.

The village is one with a strong community with three churches, one of which dates back to Norman times, a primary school and a wide variety of shops. There are well-regarded community colleges at Totnes and Ivybridge, approximately eight and five miles distant respectively, and both towns offer a comprehensive range of facilities for the wider community.

Some of the finest beaches on the south coast, along with the South West Coast Path, are all within easy reach.

Situated just off the A38 Expressway, the village is well placed for quick access to Plymouth, Torbay and Exeter for which there are regular bus services. Rail services can be found at Ivybridge, approximately five miles distant, offering services to Plymouth, Totnes, Newton Abbot, Exeter St David's and on to Bristol, Cardiff and London.



LOT 1 – Town Farm Bungalow with approx 3.50 acres (1.41 ha) of permanent pasture (as shaded blue on the site plan)

The bungalow enjoys a westerly countryside view, overlooking the nearby rolling fields towards Ugborough Beacon. The home is situated with the convenience of an active local community being on its doorstep, with the doctor's surgery located next door and being on a predominantly level walk to the heart of the village with all its shops and amenities.

Inside the home, the well-proportioned living areas include a kitchen-dining room with a walk-in larder and a separate living room which enjoys the wonderful views already described. There is also a small conservatory lean to which is accessible through the garage. In addition to this, there are three double bedrooms, a family bathroom and a separate WC. Externally, there is a gated driveway which provides

parking for several vehicles and leads to an integrated double garage. The garage itself offers scope for conversion to increase the accommodation, subject to all planning permission and consents being obtained, or, if left as is, allows for covered parking and ample storage in the vaulted ceiling.

In addition to the driveway at the front of the property, there are mature plants and shrubs around the border and at the rear, there is a garden which is mainly laid to lawn, which is entirely fenced off from the remaining 3.5 acres of agricultural land attached.

The Land

The land contained within Lot 1 is predominantly gently sloping permanent pasture, with a small copse of trees on the south side of the Bungalow itself. Access is gained via a pedestrian access gate from the garden of the Bungalow leading directly into field parcel 8000. There is currently no vehicular access to this land.



A schedule of the land is as follows : -

Field No	Acres	Description
7300	0.96	Permanent Pasture
7700	0.86	Permanent Pasture
Pt 8000	1.45	Permanent Pasture
Pt 8000	0.23	Copse
TOTAL	3.50 (1.42 ha)	

SERVICES (TOWN FARM BUNGALOW)

Mains water, drainage, electric and gas are connected to the Bungalow. It is understood there is gas central heating. Interested parties are advised to seek their own advice on the type of broadband connection available.

LOT 2 – Approx. 25.41 acres (10.28 ha) of agricultural land (as shaded brown on the site plan)

Lot 2 comprises approximately 25.41 acres (10.28 hectares) of permanent pasture land, as highlighted in brown on the site plan.

The land is a combination of gentle and in some places moderately sloping north, west and southerly facing slopes. The land has been used in the past for agricultural purposes but offers the potential for a variety

of different uses (subject to the necessary planning consents).

Access to Lot 2 is primarily obtained via a right of way over a third-party-owned lane, which leads to Packfirst Removals. This route enters the land through a single-vehicle-width gateway located on the southern boundary, providing access into field parcel 6071 (marked by the letter 'G' on the site plan). The approximate route of this right of way is highlighted in purple on the site plan below.

A schedule of the land is as follows : -

Field No	Acres	Description
7387	3.66	Permanent Pasture
7676	4.75	Permanent Pasture
6581	3.04	Permanent Pasture
5800	4.03	Permanent Pasture
4688	3.00	Permanent Pasture
5379	3.71	Permanent Pasture
6071	3.21	Permanent Pasture
TOTAL	25.41 (10.28 ha)	

SERVICES (LOT 2)

There are no services connected.

THE WHOLE – Town Farm Bungalow situated within approximately 28.91 acres (11.70 ha) in all (as outlined in red on the site plan)

The property and all the land as described above (Lot 1 and Lot 2 combined).

METHOD OF SALE

Town Farm Bungalow & Land is offered for sale by Formal Tender (unless sold prior). The deadline date for submission of tenders being **Thursday 8th January 2026 at 12 noon.**

Buyers who wish to submit a tender will be required to sign a legal contract, and enclosed tender forms being available from the sellers' solicitor (see Legal Pack below) and provide a deposit of 10% of their offer price, as their tender. Tenders should be submitted to 6 Fore Street, South Brent in an envelope clearly marked 'Town Farm Tender'.

If either of these component parts are not submitted, their tender risks being declined. Please note that the deposits for any unsuccessful tenders will be returned.

The successful purchaser(s) will also be liable to pay the sum of £3,500 plus VAT or 1% plus VAT of the purchase price, whichever is greater, as an administration fee in addition to the purchase price on completion.

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 30 days later.

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 property is offered for sale.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, Foot Anstey Solicitors
Attention: Kate Lucas Tel: 01392 685314, e-mail: kate.lucas@footanstey.com

ENVIRONMENTAL STEWARDSHIP AGREEMENTS

The agents are not aware that the land is subject to any Environmental or Countryside Stewardship agreements as far as known.



WAYLEAVES & EASEMENTS

The property & land is sold subject to any Wayleave and Easement agreements.

PUBLIC FOOTPATHS

There are no public rights of way over Town Farm Bungalow or its adjoining land as far as known.

GUIDE PRICES

Lot 1 – Guide Price £550,000
Lot 2 – Guide Price £250,000
The Whole – Guide Price £800,000

TENURE

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

CONSTRUCTION

The property is understood to be of standard construction.

LOCAL AUTHORITY & COUNCIL TAX BAND

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

The property is in Band F.

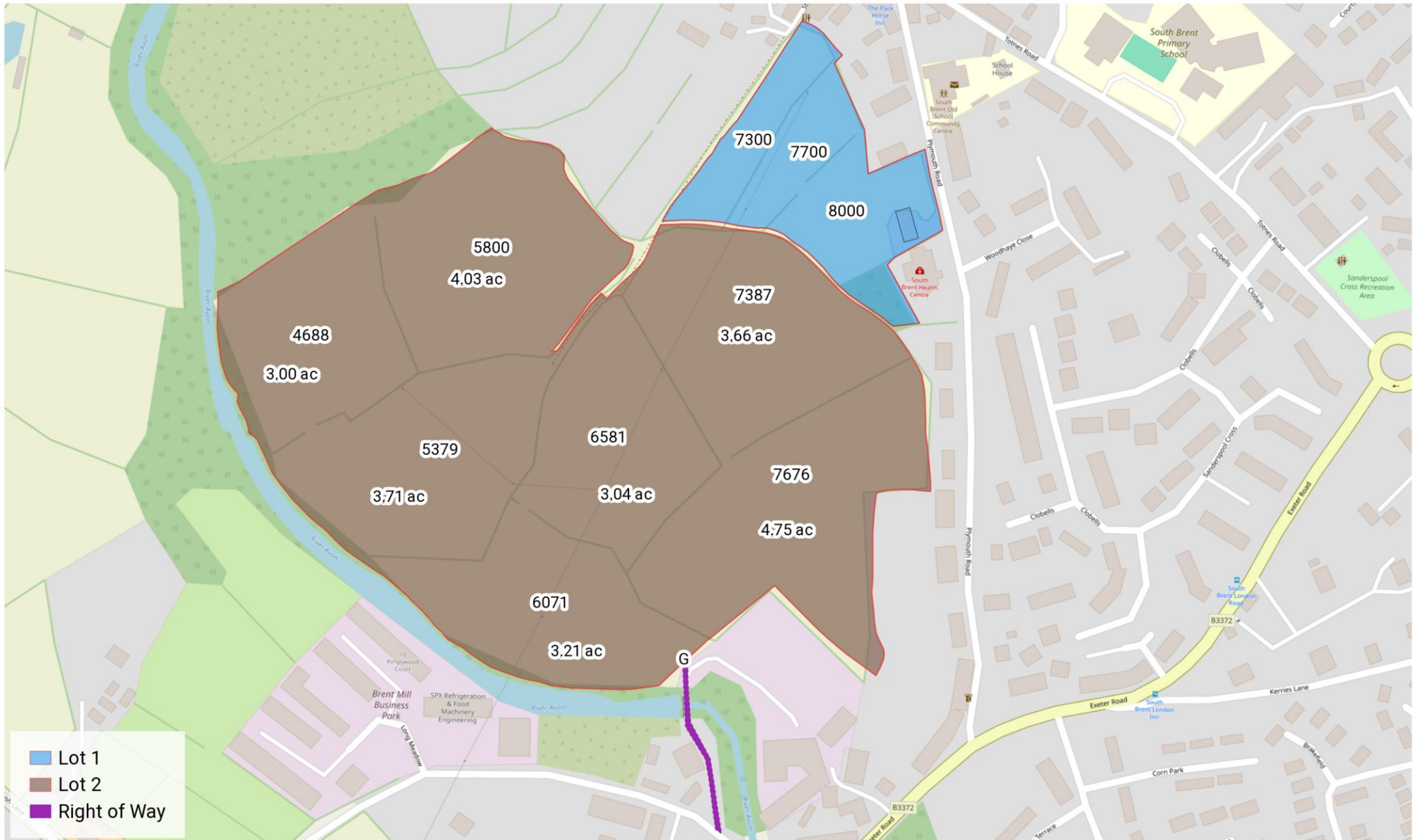
The property is within Dartmoor National Park.

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.

VIEWINGS

By appointment only with Luscombe Maye, South Brent. Please call 01364 646176 for details.

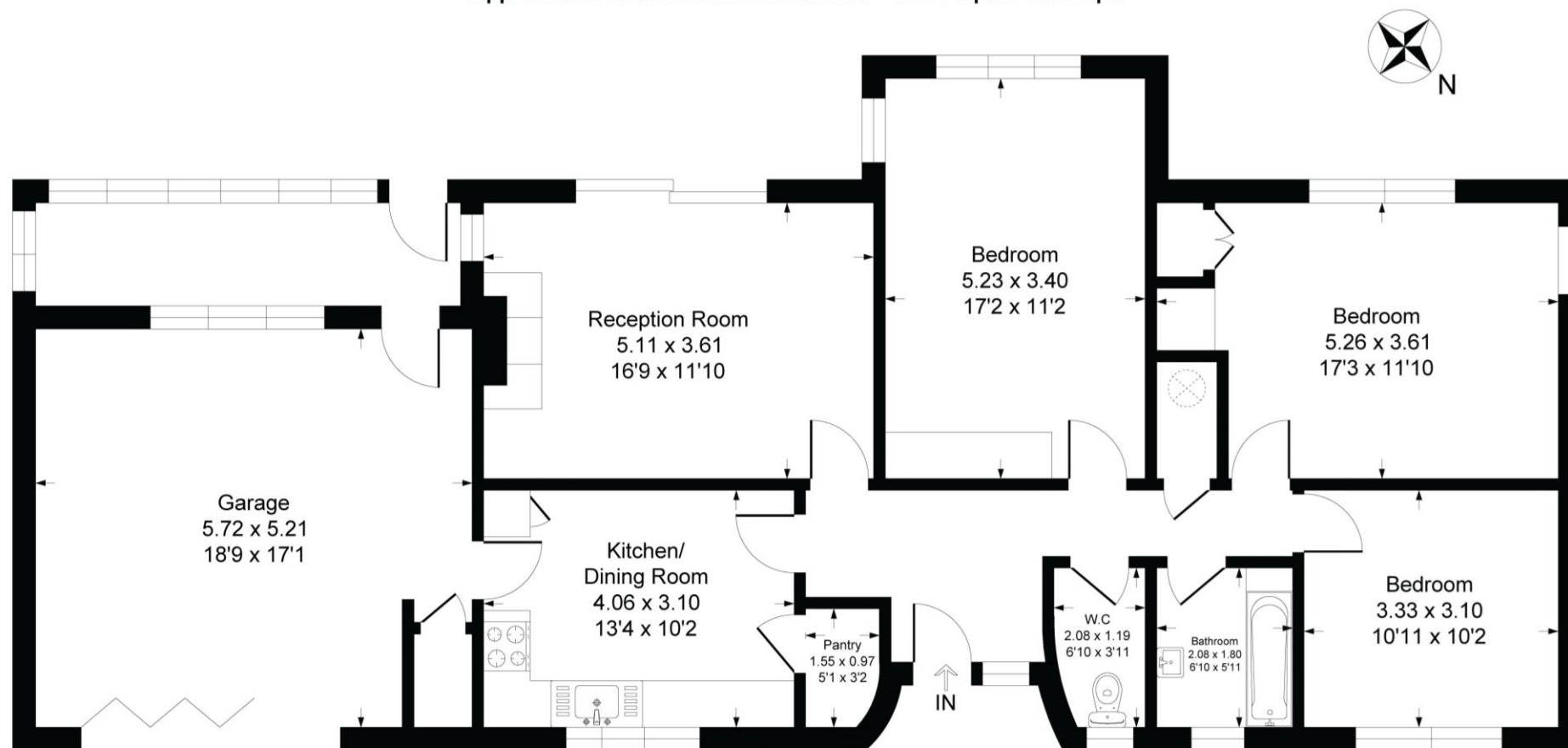


Site plan for illustration purposes only. Not to scale. Not to be relied upon for conveyancing purposes.

Town Farm Bungalow

Plymouth Road, South Brent, TQ10 9BH

Approximate Gross Internal Floor Area = 140.1 sq m / 1508 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

South Brent

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