



Lot 2 - Land at Turnpike Cottage , Stokenham, Kingsbridge, TQ7 2SE

About 10.9 acres of gently sloping land with good road access set in a highly desirable location.

Beach 1 mile. Kingsbridge 6 miles. Totnes 14 miles

- 10.9 Acres Of Land
- Gated Road Access
- Divided Into Paddocks
- Sea Views From The Top Field
- Additional Land Available
- Freehold

Guide Price £95,000

01548 853131 | kingsbridge@stags.co.uk



SITUATION

Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

DESCRIPTION - LOT 2

Some 10.9 acres of gently sloping land, currently divided into paddocks set in a desirable location and close to the sea at Torcross. Some mature trees.

ACCESS

Access by a gated entrance from the public highway

SERVICES

No services connected

METHOD OF SALE

The land is offered for sale by Private Treaty.

TENURE AND POSSESSION

The land is held 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.

WAYLEAVES & 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.



PLANS & BOUNDARY FENCES

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

DIRECTIONS

From Kingsbridge follow the A379 out towards Stokenham. Drive through the village and past the church on the left and the fields are along the main road on the right hand side.

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.

DISCLAIMER

These particulars are a guide only and are not to 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.