



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

A great opportunity to purchase a relatively level paddock of approximately 4.5 acres in the beautiful countryside just outside of Kingsbridge.

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

- 4.5 Acres Of Level Paddock
- Gated Road Access
- Stunning Views
- Ideal Equestrian Paddock
- Fenced And Hedged Boundary
- Possibility To Erect A Field Shelter/Barn STPP
- Freehold

Guide Price £170,000

01548 853131 | kingsbridge@stags.co.uk



SITUATION

Located approximately 3 miles from Kingsbridge and close to the popular village of Sherford. This land is superbly located, a fabulous private space accessible via the main highway, with gated access.

Sherford is tranquil village just a mile or so to the north of Frogmore and the A379 Kingsbridge to Dartmouth road whilst Kingsbridge is some 4 miles to the west.

DESCRIPTION

A relatively level paddock currently used for arable purposes. This field creates the perfect opportunity for horses, livestock, arable use or simply a peaceful hideaway in a quiet yet accessible part of the South Hams. Previously there was a field shelter in the corner of the land which could be reinstated, or the possibility to erect stables or a barn subject to the necessary planning consent. In addition the paddock benefits from stunning views across the rolling countryside.

ACCESS

Access by a gated entrance from the public highway.

SERVICES

There is an agreement to connect into a private spring below the paddock.

Single phase, domestic supply electric can be connect and an electric box situated just below the paddock.

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.

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

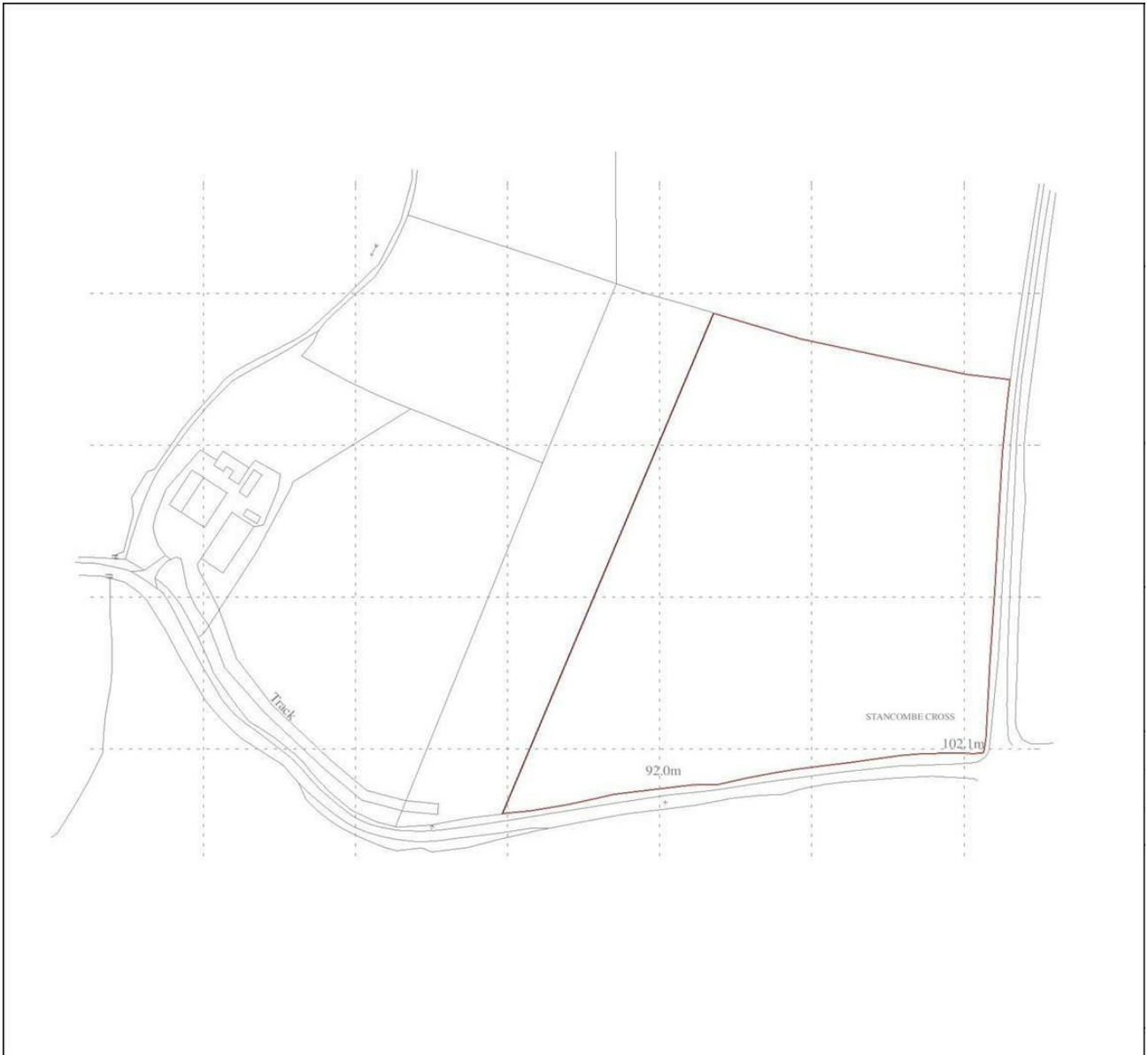
Strictly by appointment please through our Kingsbridge branch.

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.