



Land adjacent to Langford Down Cottage , Slapton,
Kingsbridge, TQ7 2QD

TO LET: An exciting opportunity to rent approximately 5.8 acres of pasture on either a short term licence or a longer term tenancy. Available via Informal Tender

Totnes: 13 Miles | Kingsbridge: 8 Miles | Exeter: 41 Miles | Plymouth: 30 Miles

• 5.8 acres of pasture land • Opportunity for livestock or equine uses • Close to the settlement of Slapton

£1 Per Annum

01803 866130 | rentals.southdevon@stags.co.uk

THE LAND

5.8 acres of pasture. Access is primarily from the south east corner of the land. Alternative access can be found western boundary. Should the Tenant wish to utilise this alternative access, work may be required at their own expense to ensure safe entry.

Further investigation may be required by any prospective Tenant as to the land being stockproof. This is at the discretion of the prospective Tenant. Should you wish to complete further fencing works using relevant grants, this would be welcomed by the Landlord but any costs attributable to this shall be borne by the Tenant.

The land appears on the whole as though it may benefit from more efficient grazing and closer management. An escalated rent may be considered on the basis the land is brought back to a good standard.

The land is classified as grade 3/4 on the Agricultural Land Classification Map for the South West Region and is primarily described as "Freely draining slightly acid loamy soils".

SERVICES

We are unaware of any services being available to either lot of land. Any prospective Tenant would need to make their own arrangements for any services required.

DIRECTIONS

What3Words: ///drag.minivans.mended

THE TENANCY

Opportunity for either a short term licence agreement or a longer term Tenancy depending on the proposed use by the prospective Tenant. Please detail any preference on the tender form.

Start Date: 25th March 2026

Rent Payment Dates: The rent will be paid in advance at intervals to suit the agreement type

Sporting and Mineral Rights: Reserved from the Tenancy Agreement.

Wayleaves, Rights of Way, etc: The property is let 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 let subject to and with the benefit of any public or private rights of way or bridleways. We are unaware of any wayleave agreements or rights of way

over the land. However, any prospective Tenants would be encouraged to complete their own enquiries if this is an area of concern.

ENVIRONMENTAL SCHEMES

We understand the land is not entered into any environmental schemes. The landlord will welcome applications for environmental schemes.

TENDERS

Offers are invited by Informal Tender no later than 12:00 Noon on the 27th of February 2026 to Stags, 26 Fore Street Totnes. Tender Forms for the Tenancy Agreement are available from Stags upon request by emailing professional.totnes@stags.co.uk. All Tenders should be returned to Stags at 26 Fore Street, Totnes, in a sealed envelope marked "Land adjacent to Langford Down Cottage Tender". The bid should be submitted using the Tender Form provided clearly stating the amount of rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

Should an applicant be successful in their tender, they would be expected to contribute 50% towards the cost of creating the appropriate agreement.

VIEWINGS

The land can be viewed unaccompanied and without appointment. We ask all viewings be completed following appropriate Health and Safety protocols but are ultimately completed at your own risk.

DISCLAIMER

These particulars are a guide and should not be relied upon for any purpose. Farms and land can be dangerous places. Please take care when viewing the property.

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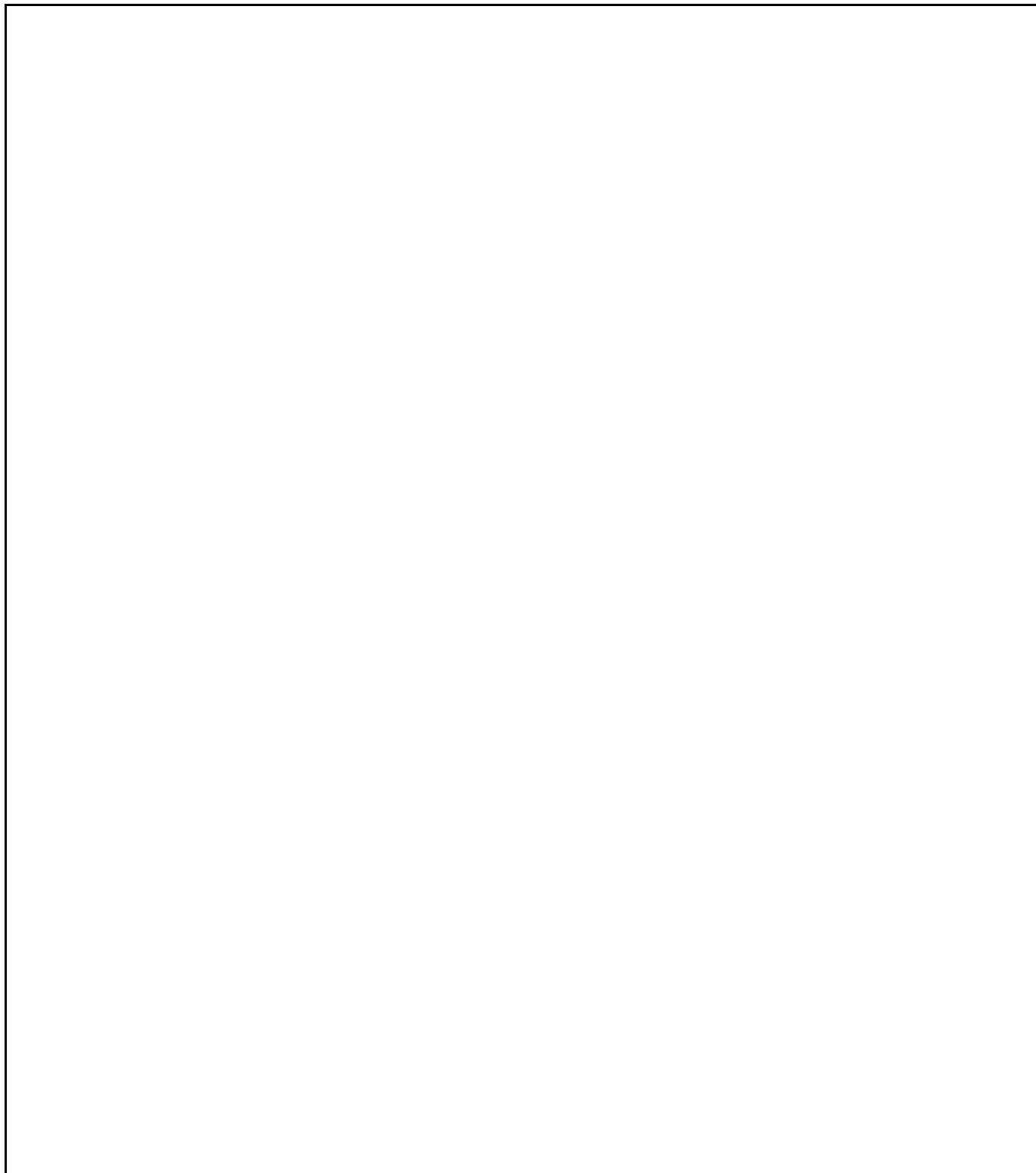


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LANDMARK INFORMATION

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Plotted Scale - 1:5000, Paper Size - A4



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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. Tenants 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.



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@StagsProperty

