





An exceptional opportunity to acquire approximately 4.67 acres (1.89 ha) of permanent pasture with road access and magnificent views of the surrounding countryside.

- Approximately 4.67 acres (1.89 ha) in all
- Permanent pasture
- Road access
- Far stretching countryside views
- Secluded location
- General recreation/amenity land (STP)
- For sale by Formal Tender with a deadline date for tenders being **Tuesday 21<sup>st</sup> April 2026 at 12 noon**

#### **DIRECTIONS**

From Kingsbridge, take the A379 towards Slapton for 3 miles and turn right at Frogmore Bridge, signposted 'South Pool'. Keep right after the bridge and follow the road for about 1 mile. At Lee Lane End, turn left signposted 'Ford', continue for 0.8 miles, then turn right towards 'East Portlemouth' and 'East Prawle'. After 0.2 miles, take the next right — the land entrance is on the left after approximately 100 yards.

What3Words location - broadcast.rifled.talked

#### **SITUATION**

The land is situated within the hamlet of Ford in the South Hams area of South Devon.

The nearest town of Kingsbridge is about 5.5 miles away and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, about 15 miles distant.

#### **DESCRIPTION**

Extending in all to approximately 4.67 acres (1.89 hectares) of pastureland, as outlined in red on the site plan.

The land is currently all down to permanent pasture and bound by mature Devon hedges.

Predominantly of a moderate north facing gradient and would be very suitable for a variety of uses including livestock grazing, general recreation/ amenity or alternative uses, subject to obtaining the necessary planning consents.

The land is bordered by the council-maintained highway on the north boundary and other agricultural land to the east, south and west boundaries.

#### **ACCESS**

The land is accessed through a single vehicular width gateway off the council maintained highway in the north-east corner of the land, over a compacted stone ramp, as marked by the letter 'G' on the site plan.

#### **SERVICES**

There are no services connected to the land. However, there is a mains water pipe that runs directly through the land as shown in purple line on the site plan.

#### **TENURE**

The land is offered for sale on a freehold basis with vacant possession on completion.

#### **RIGHTS OF WAY**

There are no public footpaths or rights of way over the land as far as are known.

#### **SPORTING RIGHTS AND MINERAL RIGHTS**

All sporting and mineral rights are included in the sale, as far as are known.

#### **METHOD OF SALE**

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Tuesday 26<sup>th</sup> April 2026 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land Part Wadlands Farm'.

Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

Any tender received by the deadline date will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via the buyers solicitor), within 24 hours of written acceptance of their offer. Failure to do so within this time frame will result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute exchange of contracts

and legal completion including payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the Legal Pack.

If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met, this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of £2,000 plus VAT as an administration fee to the Agent in addition to their tender on completion.

Please note, 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 land is offered for sale.

#### LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors:- Beers Solicitors, 29 Fore Street, Kingsbridge, TQ7 1AA. Attention: Mr Richard Jones Tel: 01548 857000 or e-mail: [richard.jones@beersllp.com](mailto:richard.jones@beersllp.com)

#### GUIDE PRICE

£65,000

#### LOCAL AUTHORITY

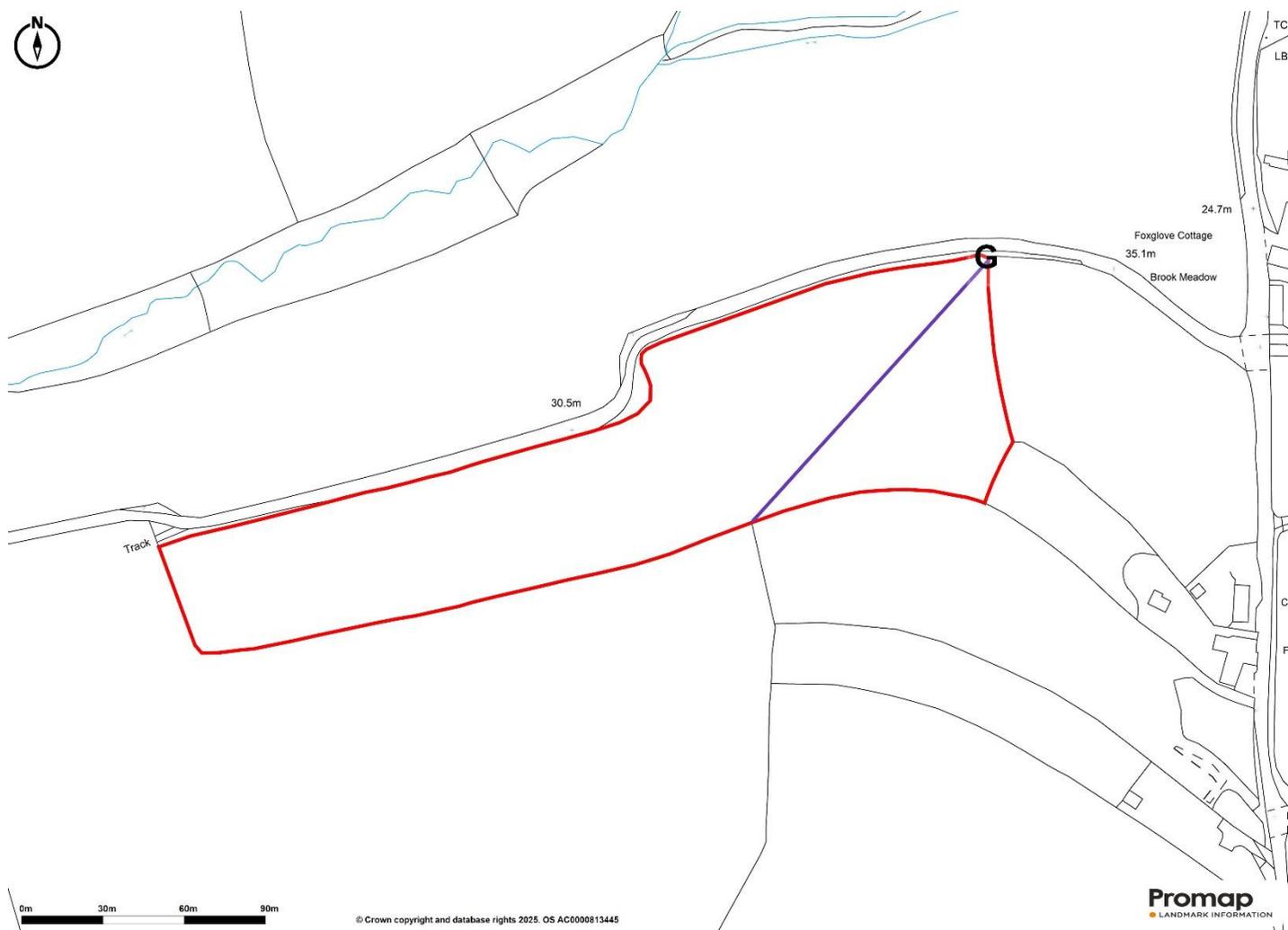
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

#### VIEWINGS

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

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.

### Land Part Wadlands Farm, Ford Site Plan



#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

@ farmsandland@luscombemaye.com

🌐 [luscombemaye.com](http://luscombemaye.com)

 **Luscombe Maye**  
Since 1873