





Approximately 28.28 acres (11.44 hectares) of permanent pasture, featuring a natural stream and offering potential for a variety of alternative uses, subject to planning (STP). Conveniently located just a short distance from the village of East Allington.

- Approximately 28.28 acres (11.44 hectares) in all
- Permanent pasture
- Potential for alternative uses (subject to planning)
- Wide stretching countryside views across the South Hams
- Within close proximity to East Allington (1 mile)
- Spring water supply
- For sale by Informal Tender with a closing date for tenders being **Wednesday 22nd April 2026 at 12 noon**

DIRECTIONS

From the village of East Allington, proceed in a southerly direction out of the village, and turn right at Churchill cross following signs to Goveton/Ledstone. Proceed for approximately one mile and the entrance gateway to the land will be found on the right-hand side.

What3Words Location: released.geese.mills

SITUATION

The land at Flear is situated between the villages of East Allington and Goveton, in the in the South Hams area of South Devon.

The market town of Kingsbridge is about 3 miles away, while the town of Totnes is approximately 11 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being some 13 miles to the north with access via Marley Head.

DESCRIPTION

The land at Flear extends to some 28.28 acres (11.44 hectares) in all as outlined in red on the attached plan.

The land is all down to permanent pasture and is predominantly of a gentle to moderate gradient with a combination of north and west facing slopes. Divided into five field parcels, a schedule of the land available is as follows:-

Field Parcel	Acres	Hectares
SX7647 5240	3.30	1.33
SX7647 4433	2.65	1.07
SX7647 3527	11.77	4.76
SX7647 4813	3.40	1.38
SX7647 5394	7.10	2.87
TOTAL	28.28	11.44

The land has been used in the past for livestock grazing and agricultural purposes. The first field parcel 5394 is equipped with a livestock loading

system to allow for easier handling at the entrance gate.

ACCESS

Access to the land can be gained through the gateway onto the council maintained highway, as marked by the G on the site plan.

SERVICES

There are no mains services connected to the land as far as known. The land benefits from a natural, stream water supply, access can be gained via the small strip of land coming off field parcel 3527 as shown on the site plan.

TENURE

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

PUBLIC RIGHTS OF WAY

There are no public rights of way across the land at Flear as far as known.

SPORTING & MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP

The land is subject to a Countryside Stewardship Scheme Mid-Tier agreement which expires on 31/12/2027. The vendor is happy to transfer the current Mid-Tier agreement across to the prospective purchaser on completion. Likewise, if preferred, the vendor could also cancel the CS Mid-Tier agreement however the prospective purchaser would need to specify this in their tender.

The options on the land include GS1, GS2, and BE3. Full details on these Mid-Tier options can be obtained from GOV.UK (www.gov.uk) or further information on the agreement can be obtained from the Selling Agent on request.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

GUIDE PRICE

£175,000

METHOD OF SALE

The land is being offered for sale as a whole by Informal Tender (unless sold prior) with a closing date of **Wednesday 22nd April 2026 at 12 noon.** Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land at Flear, East Allington'.

The seller does not undertake to accept the highest or any offer and reserves the right to withdraw, alter, or amend the manner in which the land is offered for sale. Please note that the vendor will also consider offers proposing the sale of the land in parts rather than as a whole.

Any prospective purchaser will be required to exchange contracts within six weeks of their solicitor receiving a draft contract from the sellers solicitor.

LOCAL AUTHORITY

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

HEALTH & SAFETY

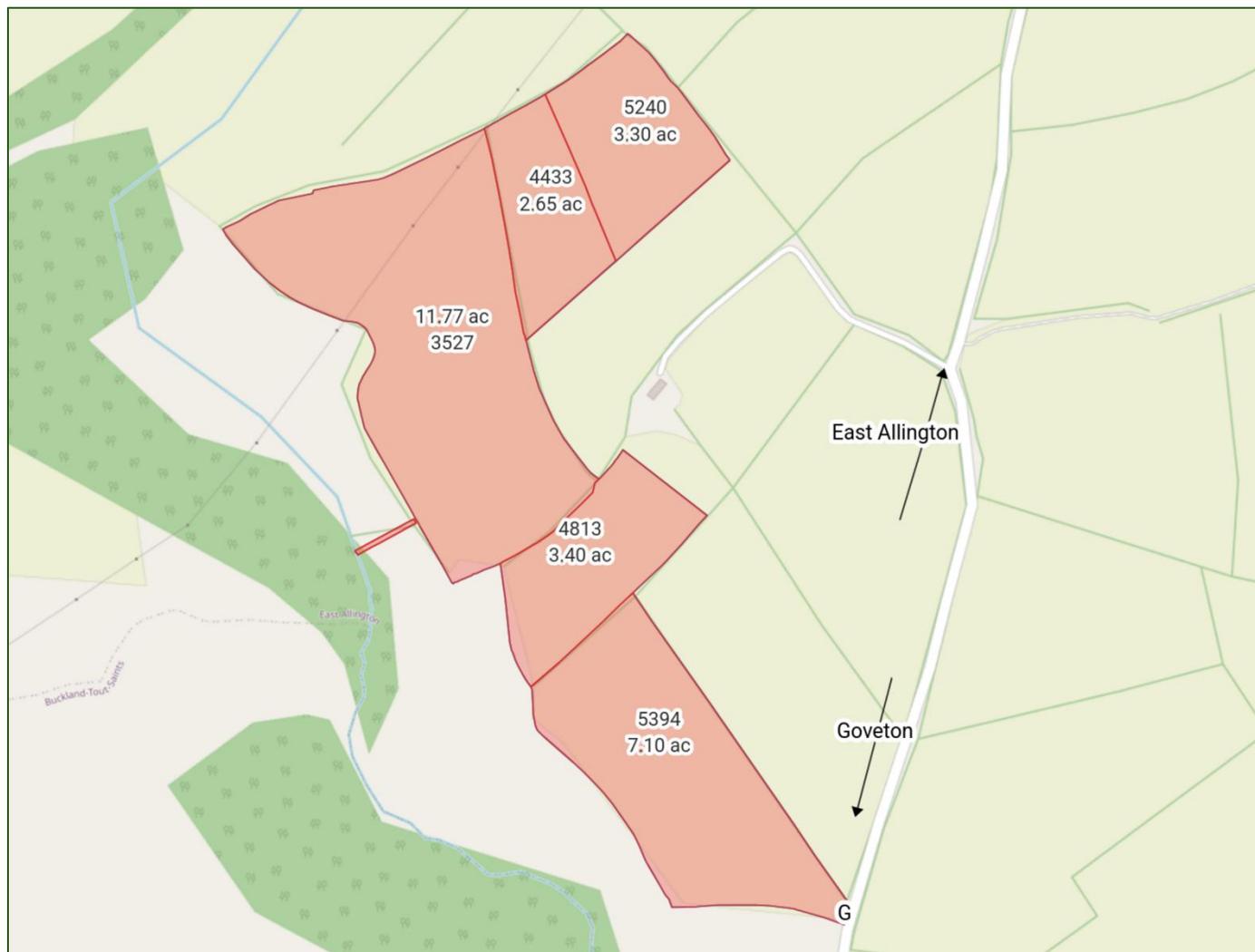
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

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

Land at Flear, East Allington TQ9 7RF

Site Plan



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

Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

@ farmsandland@luscombemaye.com

🌐 luscombemaye.com

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.

 **Luscombe Maye**
Since 1873