





Approximately 1.88 acres (0.76 hectares) of gently sloping permanent pasture land, conveniently located in the heart of the village of Loddiswell.

- Approximately 1.88 acres (0.76 hectares) in all
- Permanent pasture
- Located in the heart of the village of Loddiswell
- Walking distance to local amenities
- Rural yet extremely accessible countryside location
- For sale by Formal Tender with a closing date of **Wednesday 16th September at 12 noon**

DIRECTIONS

From Kingsbridge Fore Street, proceed north along Stentiford Hill for approximately 2.3 miles, then bear left following the signs for Loddiswell. Continue through the village of Loddiswell and, opposite the preschool, turn right onto the road signposted Ham Butts/Read Farm. Follow this road for approximately 0.1 miles, where the wooden entrance gate to the property will be found on the left-hand side to the right of the permissive footpath sign.

What3Words Location:- panting.tweezers.juror

SITUATION

The land at Loddiswell is situated in the village of Loddiswell, on the east side of the B3196 and close to the Primary School, in the in the South Hams area of South Devon.

The market town of Kingsbridge is about 4.5 miles away, while the town of Totnes is approximately 14 miles to the north east. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being some 7.5 miles to the north.

DESCRIPTION

Loddiswell Meadow extends to approximately 1.88 acres (0.76 hectares) in all as outlined in red on the attached plan.

All down to permanent pasture, the land is predominantly of a gentle north and west facing gradient.

The meadow has been fenced off from the adjoining field and is fully enclosed by stock-proof fencing, with separate gated access from the remainder of the field.

The land has been used to cut hay, with a cut taken once a year yielding 11 round bales.

The meadow offers a range of potential uses, subject to any necessary consents, including agricultural and horticultural purposes or as a pony paddock.

ACCESS

Access to the land is provided from the council-maintained highway, through the third party owned entrance gateway and then via a right of way with or without vehicles for all purposes and at all times across the adjoining field into the gateway to Loddiswell Meadows. This is shown on the site plan in brown.

SERVICES

There are no services connected to the land as far as known. Prospective purchasers should satisfy themselves as to the availability and suitability of any services by making their own enquiries.

RESTRICTIVE COVENANTS

The land cannot be used for anything other than agricultural or horticultural use. No buildings or structures to be constructed on the land without prior written consent of the transferors and their successors in title. See the legal pack as below for further information.

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 Loddiswell Meadow. A permissive footpath runs along the southern and eastern boundaries of the meadow; however, it does not cross the land itself.

SPORTING & MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental Agreements as far as known.

WAYLEAVES AND EASEMENTS

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

GUIDE PRICE

£25,000

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Wednesday 16th September 2026 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Loddiswell Meadows'

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 will be subject to contract. Upon acceptance of a tender, a 10% deposit of the agreed purchase price will be payable to the seller's agent (or via the purchaser's solicitor) within 24 hours of written confirmation. Failure to comply within this timeframe may result in the tender being rejected.

If a tender is accepted by the seller and the 10% deposit is received within the stated timeframe, exchange of contracts will take place. Legal completion, including payment of the remaining balance, will follow approximately 28 days thereafter or in accordance with the timescale set out in the Legal Pack.

If the deposit is not provided within the required timeframe, the Formal Tender Conditions will not be satisfied and the tender will be rejected.

The successful purchaser of each lot will be liable for an administration fee of £1,500 plus VAT, payable in addition to the tender should the offer be accepted.

LEGAL PACK

A copy of the legal pack may be obtained from the seller's solicitors, Windeatts of 48 Fore Street, Kingsbridge TQ7 1PE Tel: 01548 858647, e-mail: richard.wing@windeatts.co.uk

Prospective purchasers are advised to seek their own legal advice on the tender pack.

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.



📞 01548 800183
✉ farmsandland@luscombemaye.com
🌐 luscombemaye.com



Farms, Land & Smallholdings
62 Fore Street, Kingsbridge, TQ7 1PP

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.