





Approximately 0.50 acres (0.20 hectares) of agricultural land located in a prime position on the periphery of the village of East Allington offering the potential for alternative uses (STP), with long term development potential.

- Approximately 0.50 acres (0.20 hectares) in all
- Permanent pasture
- Falls outside of South Devon National Landscape (formerly AONB)
- Well suited for a variety of uses such as recreation, amenity, or equestrian (subject to planning)
- Long term development potential
- On the periphery of the village of East Allington
- For sale by Formal Tender with a closing date of **Tuesday 10<sup>th</sup> November 2026 at 12 noon**

#### **DIRECTIONS**

From East Allington, proceed in a southerly direction out of the village, turning right at Churchill cross towards Goveton & Ledstone. The entrance gateway to the land will be found on the right-hand side after approximately 100 yards.

**What3Words:** atoms.eyeful.linguists

#### **SITUATION**

The land at Churchill Farm is situated on the periphery of the village of East Allington, outside of an area designated as South Devon National Landscape (formerly known as Area of Outstanding Natural Beauty), in the South Hams area of South Devon.

The market town of Kingsbridge is about 5 miles away, while the town of Totnes is approximately 10 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being some 10 miles to the north west with access via Marley Head.

#### **DESCRIPTION**

The land at Churchill Farm extends to some 0.50 acres (0.20 hectares) in all the full extent of which is approximately outlined in red on the site plan.

Predominantly gently sloping permanent pasture, the land, falls outside an area designated as a National Landscape (formerly known as an AONB) therefore offering potential long term development prospects (subject to planning).

The land in the past been used for agricultural purposes to include cutting for hay and livestock grazing and arable cropping purposes. Offering future potential for a variety of uses to include recreation/amenity/equine uses (subject to obtaining the necessary planning consents).

The land is bordered by agricultural land to the north south and west and the council maintained highway to the east.

**Note** The purchaser will undertake to install an agricultural stock proof fence between points A and B within 8 weeks following legal completion. At point X, a new gateway will be erected (4.5 metres wide) to allow the right of way to be exercised.

#### **ACCESS**

Access to the land (through a single vehicular width

gateway) from the council-maintained highway, (G on the site plan) and is shared with the adjoining landowner to the south.

There is a right of way exercised by the adjoining landowner which runs up the roadside hedge on the eastern boundary extending to 4.5 metres in width as shown shaded purple on the site plan.

#### **SERVICES**

There are no services connected to the land as far as known.

#### **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 as far as known.

#### **SPORTING & MINERAL RIGHTS**

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

#### **WAYLEAVES AND EASEMENTS**

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

#### **GUIDE PRICE**

£75,000

#### **METHOD OF SALE**

The land at Churchill Farm is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Tuesday 10<sup>th</sup> November 2026 at 12 noon**, and all tenders must be submitted to Luscombe Maye Offices of 62 Fore Street, Kingsbridge or 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land at Churchill 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).

## Site Plan Land at Churchill Farm, East Allington

Any tender by the deadline date received 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 their own solicitor), within 24 hours of written acceptance of their offer; failure to do so may 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 an exchange of contracts and be treated as a binding contract and legal completion and 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 and 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 in addition to their tender price 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, Wolferstans Solicitors, 85-89 Ridgeway, Plympton, PL7 2AA. Attention: Pippa Tanner-Wood & Leah Heckles  
Tel: 01752 292262 e-mail: lheckles@wolferstans.com

### LOCAL AUTHORITY

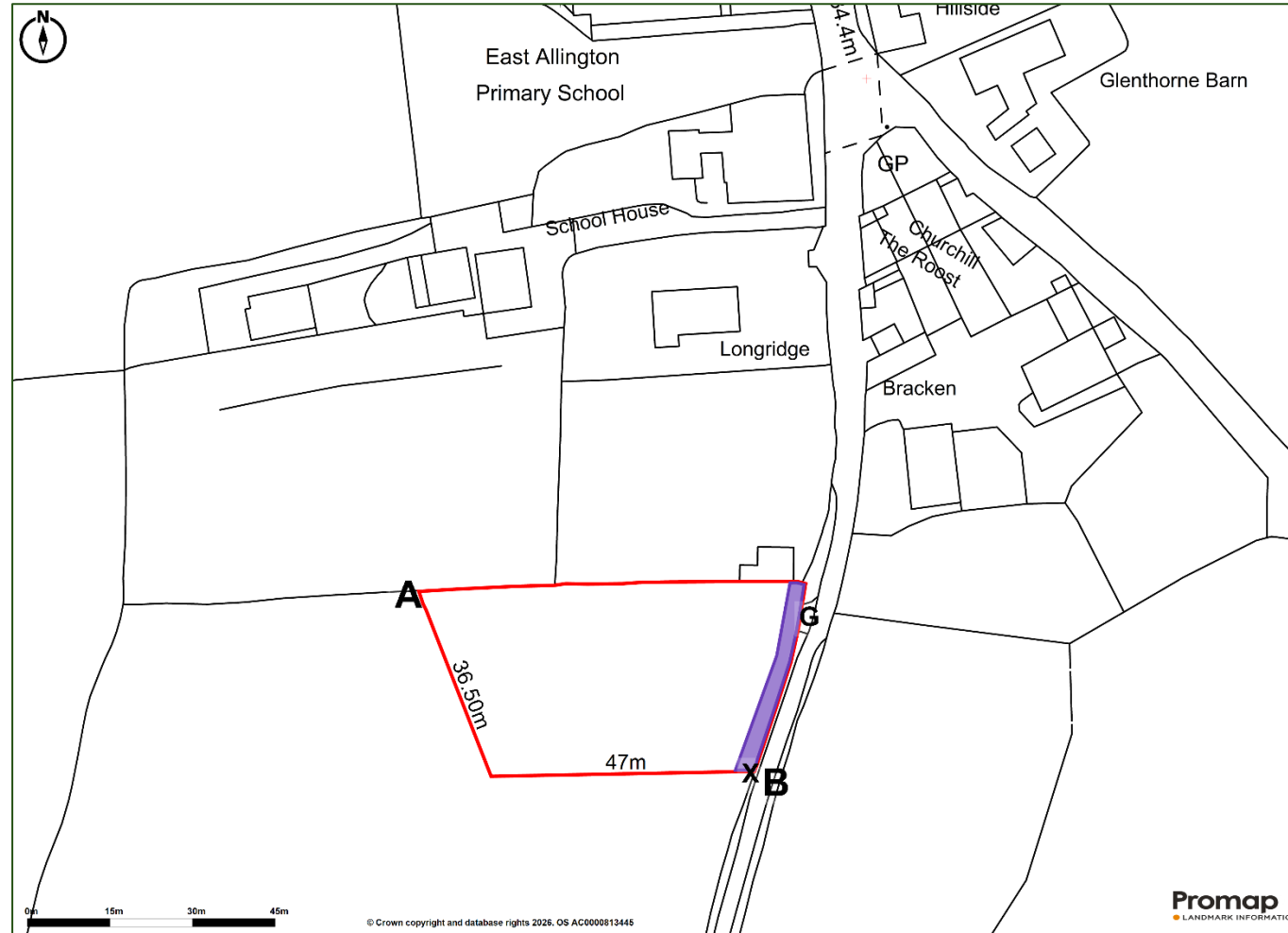
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

### 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.



### 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