



Badworthy Views South Brent, Devon, TQ10 9EG



Lot 3

A unique opportunity to acquire approximately 9.91 acres (4.01 ha) of attractive pasture land, beautifully positioned in a peaceful rural setting with far-reaching countryside views. Benefitting from good accessibility, within close proximity to the A38 dual carriageway and the highly sought-after village of South Brent.

- Approximately 9.91 acres (4.01 hectares) of attractive permanent pasture
- Natural spring water supply
- Good road access
- Beautiful countryside views
- Potential for other uses including recreation/ amenity/ equestrian use (subject to any necessary planning consents)
- For sale as a whole or in a combination of lots as may suit purchasers' requirements.
- For sale by Formal Tender with a tender closing date being **Monday 17th August 2026 at 12 noon**

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

📞 01548 800183
🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DIRECTIONS

From South Brent, head along Exeter Road towards Plymouth for 300 yards, then turn right towards Brent Mill Business Park. After 300 yards, turn right onto Aish Lane. Cross under the railway bridge at Aish Bridge and turn right. Continue to the crossroads and turn left towards Didworthy. After 0.6 miles, turn left - the gateway to Lot 3 is on the right after 100 yards, with the gateway to Lot 1 a further 100 yards along on the right hand side.

Alternatively, continue along the road towards Didworthy for 0.8 miles from the crossroads, where the gateway to Lot 2 will be found on the left-hand side.

Lot 1 What3Words Location –
purchaser.holdings.august

Lot 2 What3Words Location –
vibes.unframed.scooters

Lot 3 What3Words Location –
clothed.crossings.eagles

SITUATION

Badworthy Views is situated approximately 2 miles to the north of the village of South Brent in the South Hams area of South Devon and within the Dartmoor National Park.

The nearby city of Plymouth is approximately 18 miles to the west while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 5.6 miles to the south, access at Marley Head.

DESCRIPTION

The land extends in all to approximately 9.91 acres (4.01 hectares) of permanent pasture land with exceptional views across to Dartmoor and beyond, situated in the picturesque hamlet of Badworthy.



The land has been used for agriculture and recreational purposes in the past but would be very suitable for a variety of uses including amenity, equestrian or alternative uses, subject to obtaining the necessary planning consents.

Offered for sale as a whole or in three lots to suit buyers' requirements. Dealing with each lot in turn and by reference to the site plan:-

LOT 1 (as shaded in red)

Extending to approximately 3.43 acres (1.38 ha) of primarily permanent pasture with a copse area surrounding Badworthy Brook on the northern boundary.

The land is of a combination of gentle, moderate and in places steep north facing gradient.

Lot 1 is accessed through a single vehicular width wooden gateway (as marked by the letter G on the site plan) on the southern boundary of the land off the council-maintained highway.

The land benefits from a natural water supply from Badworthy Brook along the northern boundary. This attractive brook is a wonderful natural feature, providing a tranquil setting and a haven for wildlife.

LOT 2 (as shaded in blue)

Extending to approximately 2.04 acres (0.82 ha) of permanent pasture. The land is predominantly of a moderate north facing gradient.

The access to Lot 2 is gained through a single vehicular width wooden gateway on the northern boundary of the land off the council-maintained highway.

Lot 1



Lot 2 benefits from a natural spring water supply located on its southern boundary, which enters the land from Lot 3.

LOT 3 (as shaded in green)

Extending to approximately 4.44 acres (1.79 ha) of permanent pasture. The land is predominantly of a gentle to moderate north facing gradient.

Access to Lot 3 is gained through a single vehicular width wooden gateway in the south eastern corner of the land off the council-maintained highway.

The land benefits from a natural spring water supply located on the northern boundary of Well Park field.

In the event the land is sold in the separate lots, the purchasers will be responsible for closing these gateways between the respective lots.

TENURE

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

PUBLIC RIGHTS OF WAY

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

SPORTING AND 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 or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and

Easements agreements.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Monday 17th August 2026 at 12 noon.**

Tenders must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Badworthy Views'

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. If the land is sold as a whole (all three lots to one purchaser) the fee will be £1,500 plus VAT or 1.5% of the purchase price, whichever is greater.

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, Windeatts Solicitors of 48 Fore Street, Kingsbridge, TQ7 1PE.

Attention: Richard Wing

Tel: 01548 858647

e-mail: richard.wing@windeatts.co.uk

GUIDE PRICES

Lot 1 (3.43 acres) - £50,000

Lot 2 (2.04 acres) - £35,000

Lot 3 (4.44 acres) - £65,000

The Whole (9.91 acres) - £150,000

LOCAL AUTHORITY

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

Planning authority - Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093

HEALTH & SAFETY

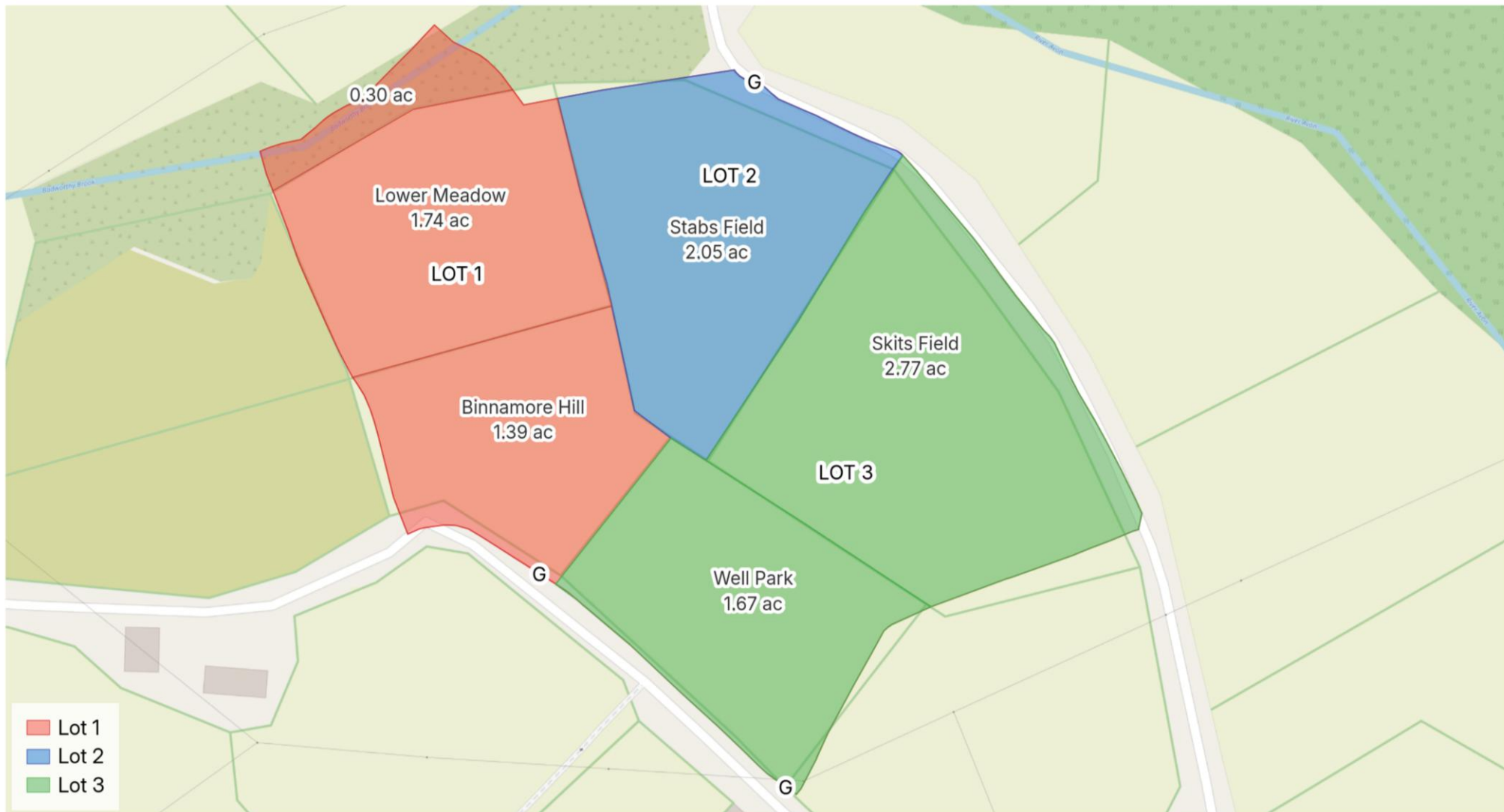
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646177 for details.



Land at Badworthy, South Brent TQ10 9EG
Sale Plan



Sale Plan for identification purposes only. Not to be relied upon for conveyancing purposes.

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.

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