



# Land off Yorke Road

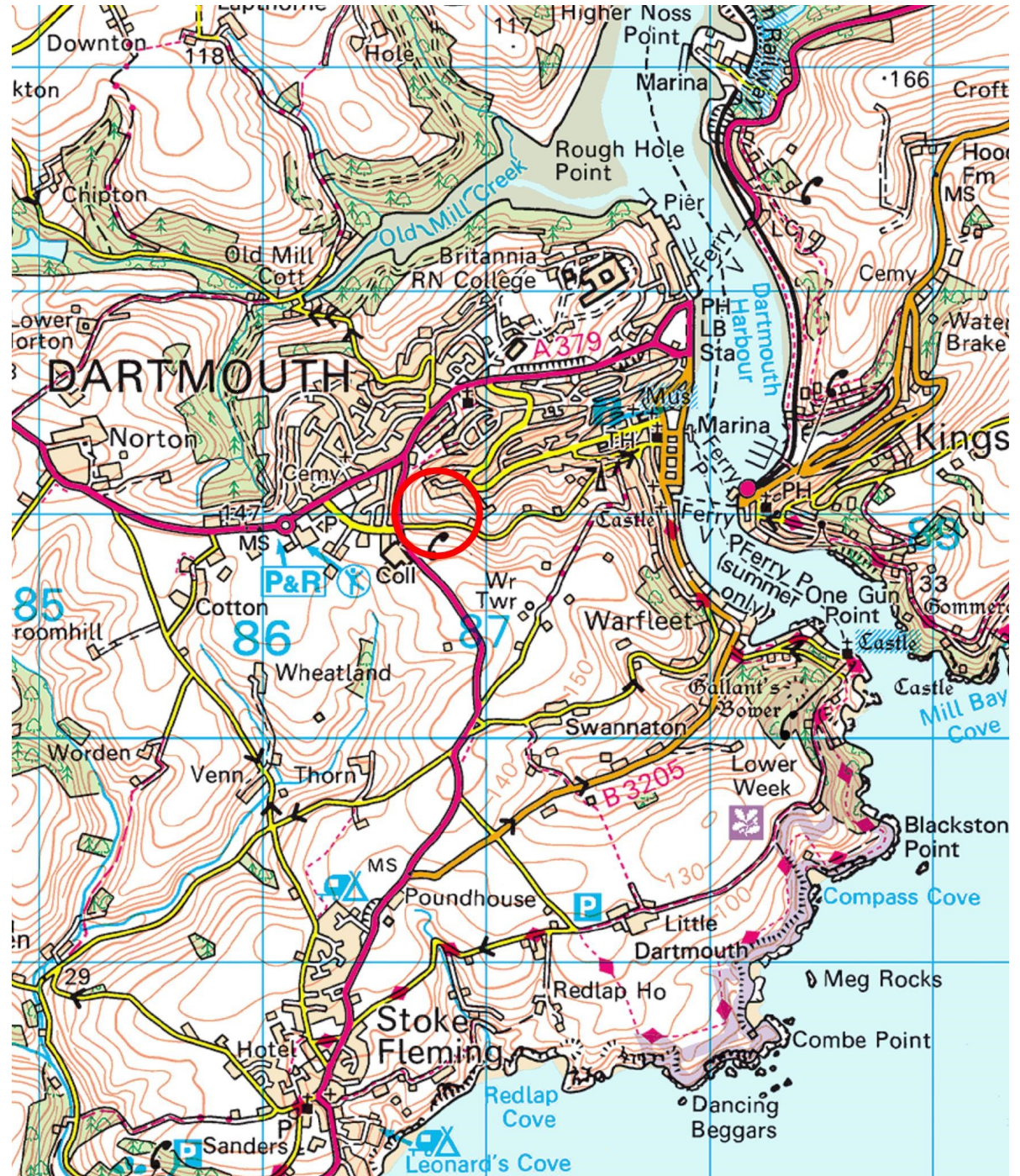
Dartmouth, Devon, TQ6 9EQ



## Land off Yorke Road

- Attractive grassland on the edge of Dartmouth
- Outstanding views across Dartmouth and the River Dart
- Roadside frontage off Yorke Road and Waterpool Road providing good access
- In all totalling approximately 12.26 acres (4.96 hectares)
- For sale as a whole

Guide Price **£195,000**



## Situation

The Land off Yorke Road is situated just on the outskirts of the vibrant town of Dartmouth on the south coast of Devon. Dartmouth is one of South Devon's most popular and enchanting towns providing a range of restaurants, pubs and cafes. The town of Totnes located 13 miles inland provides the necessary transport links in the form of railway and motorway.

## Description

The Land off Yorke Road in all totals approximately 12.26 acres (4.96 hectares) and forms two separate field parcels both down to permanent grassland. The land which has been grazed with livestock borders the renowned town of Dartmouth and benefits from views over the River Dart.

The land gains from road frontage on its western and southern edge. Each field parcel benefits from its own separate access point off the public highway.

The pasture land is bordered by typical Devon hedgerow banks which is fenced in places.

## Other Information

**Tenure:** The land is freehold with vacant possession upon completion.

**Method of Sale:** For sale by Private Treaty. If you would like further details please contact the Exeter Farm Agency Department.

**Land Plan:** The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

**Easements, Wayleaves, Rights of Way:** The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries:** Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

**Services:** We understand the land benefits from natural water.

**Public Rights of Way:** There are no public rights of way over the land as far as they are known.

**Local Authority:** South Hams District Council.

**Health & Safety:** Potential purchasers should be vigilant and take particular care when inspecting the property.

**Viewings:** Strictly by appointment with the selling agent, Kivells.

**Photographs:** August 2025.

## Directions

**Postcode :** TQ6 9EQ

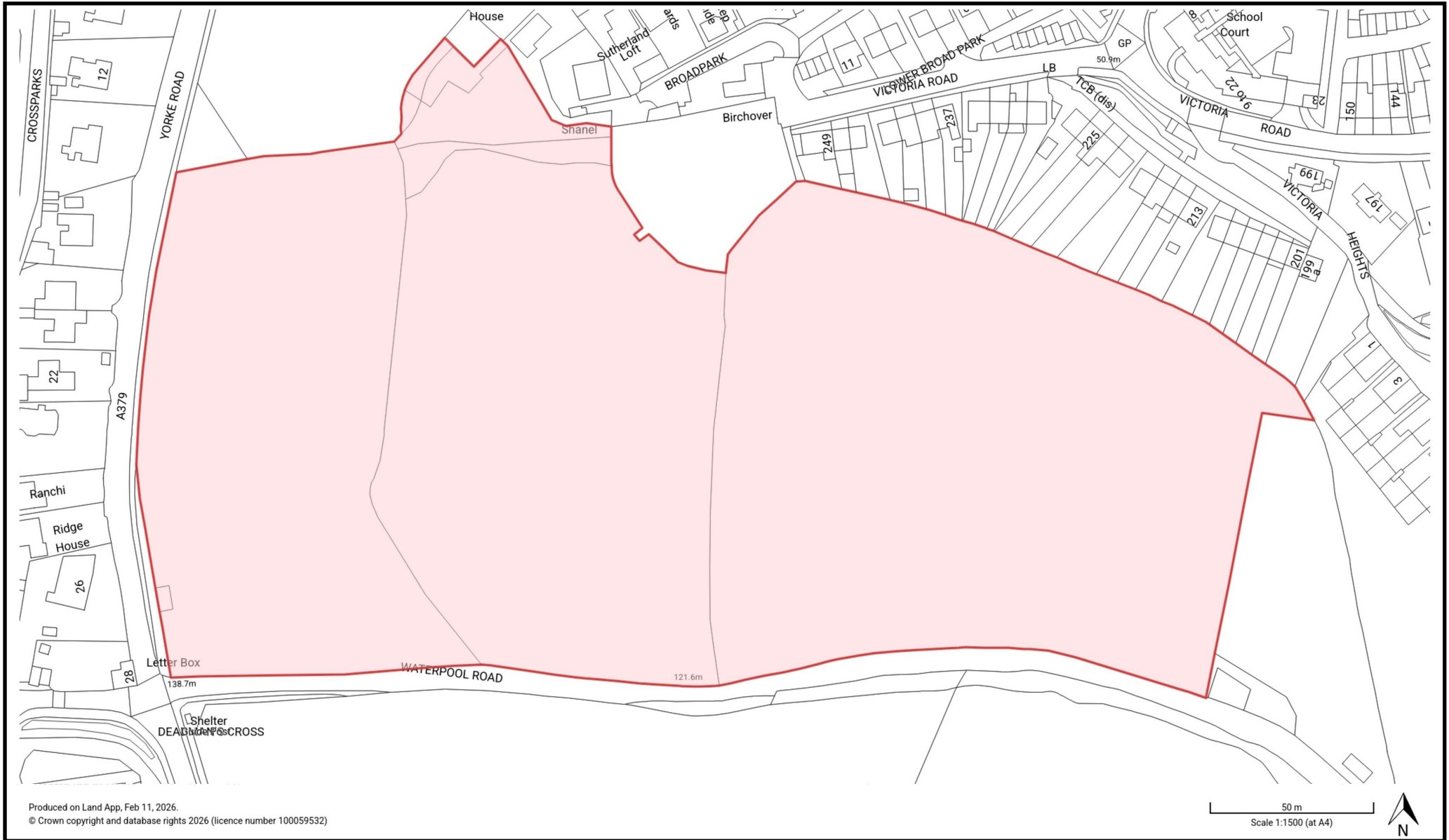
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## Contact Us

Kivells, Farms & Land Department, Exeter  
01392 252262 or [exeter@kivells.com](mailto:exeter@kivells.com)

Ian Caunter  
07813 068935 or [ian.caunter@kivells.com](mailto:ian.caunter@kivells.com)





Kivells Farms & Land Department | Phone: 01392 252 262 | Email: [exeter@kivells.com](mailto:exeter@kivells.com)

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