



Hazelwood Meadow

Gara Bridge, Loddiswell TQ7 4DZ



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Guide Price of £95,000

For Sale by Informal Tender closing 12 noon on Monday 10th August 2026

A rare and exceptional opportunity to acquire this peaceful and truly unique property, nestled within the beautiful Avon Valley adjoining the River Avon, near Gara Bridge and Loddiswell.

Extending to approximately 3.68 acres (1.49 hectares), the land has been thoughtfully designed, carefully nurtured and meticulously maintained over the past eleven years to create an outstanding wildlife haven. Boasting spectacular valley views and an array of distinctive features, the property occupies a remarkable position within the Avon catchment's important wildlife corridor, offering an idyllic retreat for nature lovers and those seeking tranquility.

- Idyllic location
- Banks of the river Avon
- 3.68 acres (1.49ha)
- Camping Shed & Machinery Store
- Main water
- Stoned Gateway Accesses
- Peaceful and truly unique

Hazlewood Meadow is arranged into three distinct areas, each thoughtfully created to enhance both biodiversity and enjoyment of the landscape. The property also benefits from a versatile camping/day shed with an adjoining machinery store.

Accessed directly from the public highway via level, stone-surfaced gateways providing year-round access, the upper section features a spring-fed wildlife pond surrounded by numerous wild cherry trees. Beyond lies a species-rich wildflower meadow, now in its sixth year of establishment, where vibrant drifts of cornflowers and yellow rattle flourish. Below, an extensive agroforestry planting of fruit and nut trees provides an abundant source of nectar and food for birds, bees and other wildlife, further enhancing the meadow's ecological value.



A terrace enjoys breathtaking views across the Avon Valley, while a network of meandering paths leads down to the banks of the River Avon. Here, the historic railway bridge forms a striking backdrop to this tranquil riverside setting, creating an idyllic habitat for fish, kingfishers and a wealth of other wildlife.

The lower section has been recently planted as a traditional orchard, featuring a carefully selected collection of local heritage fruit varieties together with walnut trees and an attractive grove of medlars, providing both seasonal interest and productive potential.

Totnes 20mins approx. 6 miles, Kingsbridge 15 mins approx. 5 miles, South Brent 4.5 approx. miles, Plymouth approx. 15 miles, Exeter & M5 27miles.

Tenure

Freehold.

Council Tax

Not applicable.

Services:

A metered main water connection serves the property.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Land Registry

DN285785

Viewing:

Strictly by telephone appointment through Rendells Estate Agents
Tel: 01626 353881

Viewing:

Drone Video <https://youtu.be/oeEdP2xAOTI>



Directions

From Totnes take the A381 towards Kingsbridge and after 6 miles in Halwell at the signpost for Moreleigh turn right and continue through the village for a further 3.5 miles where you will go down over Gara Bridge. Turn right and continue up the hill a further 800 yards and Hazelwood Meadow shall be on your left.

What3words: ///blanket.digestion.famed

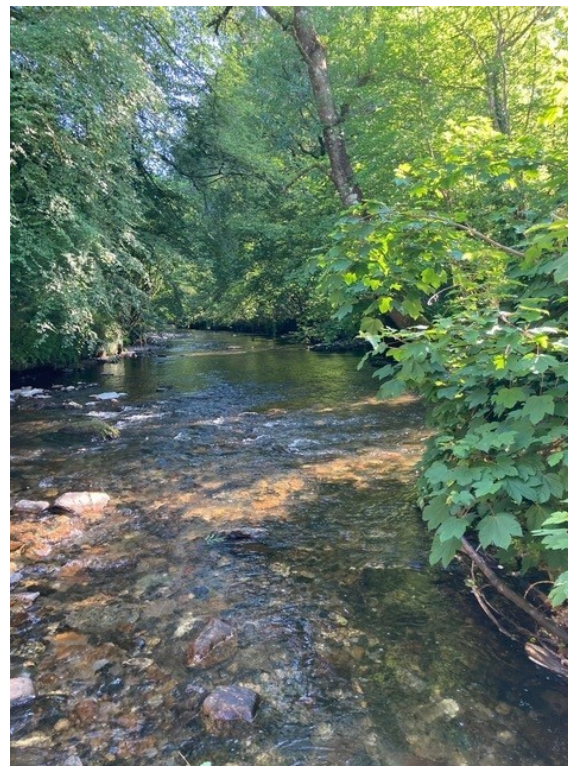
Method of Sale:

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by **12 noon on Monday 10th August 2026**. Tender forms are either attached to these particulars or available on request from Rendells tel. 01626 353881 or online www.rendells.co.uk

All tenders must be submitted to Rendells,
13 Market Street, Newton Abbot TQ12 2RL.

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.

The Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.



Tender Form

Hazelwood Meadow, Gara Bridge, Loddswell, S. Devon TQ7 4DZ

To be submitted by For Sale by Informal Tender
Closing Date Monday 10th August 2026 at 12:00 Noon

I/We tender for the above mentioned property Subject to Contract, Freehold with Vacant Possession.
(Please submit in words and figures)

Amount Figures	
Amount Words	

Status:	
Status	Cash / Loan / Mortgage

Prospective Purchasers Details:	
Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:	
Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Signature:	
Date:	

Please Note:

The vendor reserves the right not to accept the highest tender received or any tender if so wished.

Please submit tenders by 12 noon Monday 10th August 2026 to Rendells, 13 Market Street, newton
Abbot TQ12 2RL Email: land@rendells.co.uk



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



13 Market Street, Newton Abbot TQ12 2RL Tel: 01626 353881
 Email: land@rendells.co.uk www.rendells.co.uk

