



Crockers Fields Kingston, Kingsbridge, Devon TQ7 4QD



A rare opportunity to purchase approximately 6.59 acres of permanent pasture land, together with a useful 675 sq ft agricultural barn, situated on the edge of the picturesque coastal village of Kingston. Available as a whole or in two lots, offering flexibility for a variety of agricultural, equestrian, or recreation/lifestyle buyers.

- Approximately 6.59 acres (2.67 hectares) of gently sloping pasture land
- For sale as a whole or in two lots to suit purchasers' requirements.
- Lot 1 – General purpose agricultural barn and some 5.90 acres (2.39 hectares)
- Lot 2 – approximately 0.69 acres (0.28 hectares)
- General purpose agricultural building extending to 45' x 15' (Lot 1)
- Shared road access
- Walking distance to Wyscombe Beach
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- Spring water supply to Lot 1
- For sale by Formal Tender with a closing date for tenders being **Tuesday 2nd September 2026 at 12 noon**

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

📞 01548 800183
🌐 luscombemaye.com

DIRECTIONS

Proceed into the village of Kingston and turn right following signs for 'Village Centre'. Continue along this road and out the other side of Kingston village past the recreation ground on the right and then take the next left turn. Proceed along this road for approximately 0.1 miles (175 yards) the gateway into the land will be found on the left-hand side.

What3Words Location:- houseboat.dots.spurtd

SITUATION

The land is located near the sought-after village of Kingston in South Devon's South Hams, approximately 3 miles from Modbury, 8 miles from Kingsbridge, and about 10 miles from the A38, providing access to the M5 and national road network.

The area offers a range of local services and amenities, while the nearby South Hams coastline provides beaches, coastal walks, sailing, and golf. The South Hams coastline, Modbury, Kingsbridge, and Dartmoor National Park all within easy reach.

Wonwell Beach is just 1.6 miles to the north, and Wyscombe beach being just 1.5 miles to the south and within walking distance.

DESCRIPTION

The land extends in all to approximately 6.59 acres (2.67 hectares) of predominantly free draining pasture land. The land is a combination of gentle west and north facing slopes with spectacular views across the surrounding South Hams countryside.

The land is mainly bordered by Devon hedge banks with some semi-mature and mature tree growth interspersed among the boundaries. The boundaries have various stock fencing with some being two strand barbed wire and some sheep netting with barbed wire.

Access to the land is both directly off the adjoining lane to the west of the land via a 12' gateway.



LOT 1 – General Purpose Agricultural building and 5.90 acres (2.39 hectares)

As shaded purple on the site plan, Lot 1 comprises a pasture field extending to 5.90 acres to include a useful general purpose agricultural building extending to 45' x 15' [675 ft²] on the southern boundary.

The building is of a timber pole construction under a sheeted roof with sheeted elevations and has barn doors on the northern elevation. The building has been used as a field shelter/stable previously and is enclosed by a Devon bank to create a useful compound.

The land is a combination of gentle to moderate north facing slopes. Very suitable for a variety of uses including grazing, rewilding, recreation/ amenity, or alternative uses, subject to obtaining any of the required planning consents.

Lot 1 benefits from a spring water supply. The seller will retain rights to this water supply for the benefit of the retained land located to the east.

Lot 1 is accessed via the gateway on the western boundary, which Lot 2 will share and benefit from a right of way over, see access paragraph below.

LOT 2 – Approximately 0.69 acres (0.28 hectares)

As shaded blue on the site plan, Lot 2 comprises 0.69 acres of pasture land and includes a number of rewilded trees. This lot is already separately fenced off from Lot 1 with stock fencing.

The land is very suitable for a variety of uses including grazing, rewilding, recreation/ amenity, or alternative uses, subject to obtaining any of the required planning consents.



This lot does not benefit from any services. Buyers are expected to make their own further enquiries with the relevant utilities company.

Access is via the gateway on the northern boundary, then through a shared compound area before entering Lot 2 through a gateway situated on its western boundary. See access paragraph below.

ACCESS

In the event the land is sold in separate lots, the compound area shown shaded yellow on the site plan will form part of Lot 1 and be the responsibility of the purchaser of Lot 1. The purchaser of Lot 2 (shaded blue) will benefit from a right of way over this area for all purposes and at all times enabling access

through this roadside gateway and into the gateway serving their land (existing gateways are marked by the letter "G" on the site plan)

BOUNDARY & FENCING PROVISIONS

(By reference to the site plan)

In the event that Lots 1 and 2 are sold to separate purchasers, the purchaser of Lot 1 will be required to construct a shared access compound (shown shaded yellow on the site plan) measuring approximately 8m x 4m wide within 12 weeks following legal completion.

The purchaser of Lot 1 will also be required to install an agricultural stockproof fence around the perimeter of the shared compound area and a gate at the

location marked "X" on the site plan. The purchaser of Lot 1 shall be responsible for the shared access compound's maintenance, repair and replacement thereafter.

The compound is to provide access to both Lot 1 and Lot 2 under a shared access arrangement. Existing gateways are identified by the letter "G" on the site plan.

The Seller will erect a standard agricultural stock proof fence between points A - B and repair the fence between points B - C within 12 weeks following legal completion, the fence becoming the responsibility of the Buyer thereafter.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

PUBLIC RIGHTS OF WAY

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

SERVICES

The land benefits from a natural spring water supply located and supplying Lot 1 on the northern boundary as marked by the spring on the site plan. No services to Lot 2.

There is currently no electricity connected to the land. It may be possible for a connection to be made subject to further enquiries and appropriate charges for connection.

LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

WAYLEAVES AND EASEMENTS

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

METHOD OF SALE

Crockers Fields are offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is Tuesday 2nd September at 12 noon and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Crockers Fields, Kingston'

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 date 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 the buyers solicitor), within 24 hours of written acceptance of their offer. Failure to do so within this time frame will 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 exchange of contracts and legal completion including 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, this will result in the tender being rejected.

The successful purchasers of each lot will also be liable to pay the sum of £1,500 plus VAT (per Lot) as an administration fee in addition to their tender should their tender be acceptable to the seller. In the event the land is sold as a whole (both lots together) the administration fee will be £2,000 plus VAT.



GUIDE PRICES

Lot 1 (5.90 acres, shaded purple) - £75,000
Lot 2 (0.69 acres shaded blue) - £20,000
The Whole (6.59 acres as outlined red) - £95,000

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, Bartons Solicitors of 20 Fore Street, Kingsbridge, TQ7 1NZ Tel: 01548 855655, e-mail: ep@bartons.co.uk or directly from the Sole Selling Agents.

It is strongly recommended you seek independent legal advice on the legal pack prior to submitting a tender.

LOCAL AUTHORITY

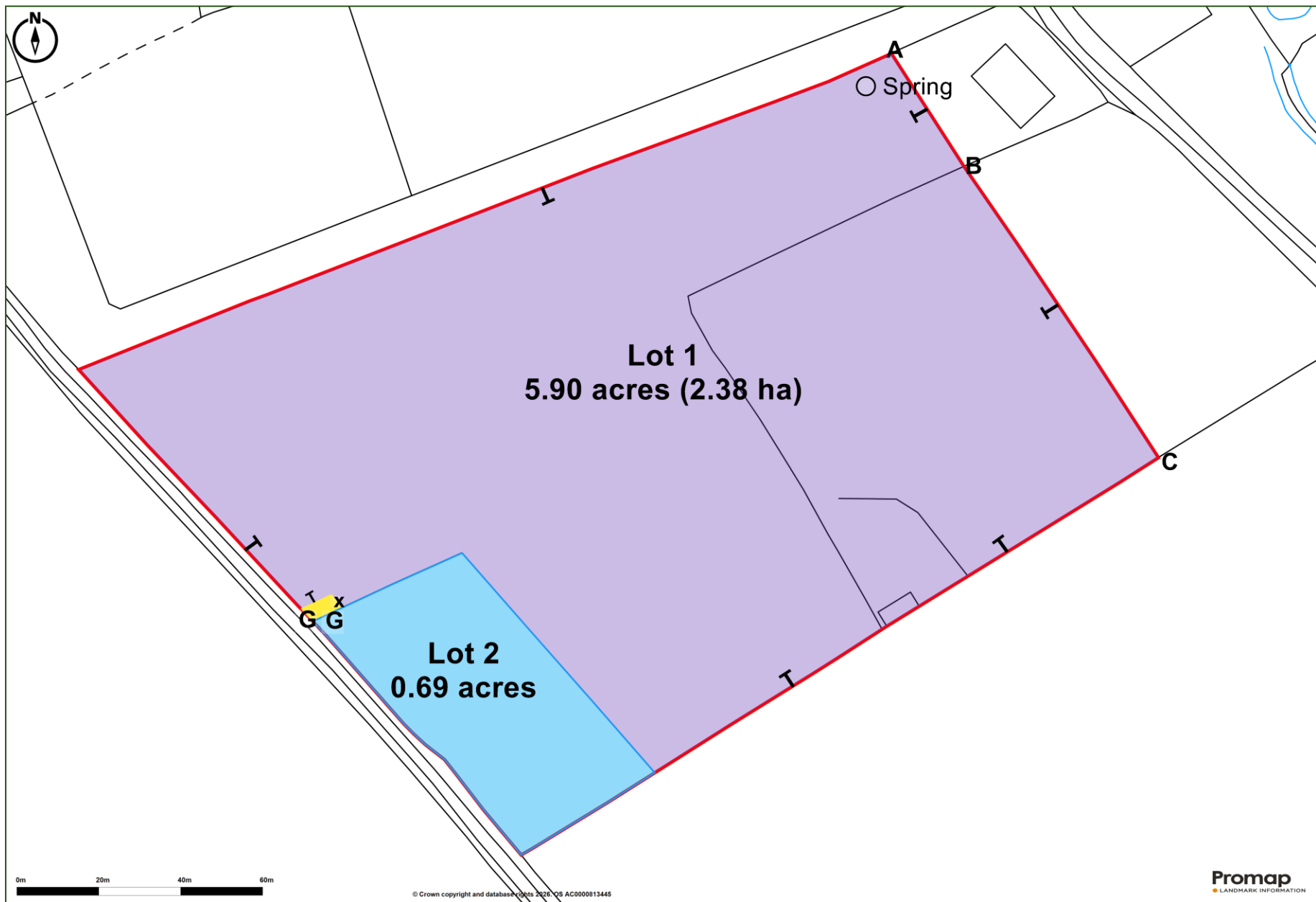
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

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.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye | 01548 800183 | luscombemaye.com
farmsandland@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 are 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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Luscombe Maye
Since 1873