





A rare opportunity to acquire approximately 3.28 acres (1.33 hectares) of productive agricultural land, enjoying magnificent countryside views extending over Collapit Creek.

- Approximately 3.28 acres (1.33 hectares) in all
- Direct road access
- Arable land
- Magnificent countryside views across to Collapit creek
- Predominantly natural perimeter hedges except for west boundary
- Offering potential for other uses (subject to necessary planning consents)
- For sale by Formal Tender with a deadline date of **Tuesday 6th October 2026 at 12 noon**

DIRECTIONS

From Kingsbridge, proceed along Ilbert Road in a westerly direction and then turn right behind the petrol station onto Rope Walk and continue for about a mile, then turn right at Gerston junction towards Collapit. Continue along this road about ½ a mile, proceeding over the bridge and then the entranceway to the land will be on the right hand side.

What3Words location: design.loom.announce

SITUATION

The land is situated in the village of West Alvington, within the residential area of Collapit, on the outskirts of Kingsbridge, in the South Hams area of South Devon. It lies within a designated National Landscape (formerly known as an AONB).

The town of Kingsbridge is approximately 1.5 miles to the north. Totnes being approximately 14.5 miles to the northeast. While the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 5.6 miles to the northeast with direct access via Deep Lane junction.

DESCRIPTION

Land at Collapit extends to approximately 3.28 acres (1.33 hectares) of arable land in all as outlined in red on the site plan.

Predominantly of a gently sloping south and east facing gradient, the land is enclosed by natural perimeter hedgerows on all boundaries except for the western boundary which is a stockproof fence. The land has wide stretching views across the surrounding countryside landscape.

The land is bordered by agricultural land to the north and west, to the east is other residential properties and to the south is council-maintained highway as well as other agricultural land. The land offers the potential for use as a general recreation/amenity area, subject to obtaining the necessary planning consents.

Access is through a single vehicular width gateway located in the southwestern corner of the land directly off the council-maintained highway, as marked by the letter 'G' on the site plan.

TENURE

The property is being offered for sale on a freehold basis with vacant possession available on completion.

SERVICES

There are currently no services connected to the land.

WAYLEAVES AND EASEMENTS

The land benefits from a legal right to an easement to bring a water pipe over the neighbouring land to the east (shown circled blue on the site plan) to connect to the water main on the east of Collapit Bridge. Buyers are advised to make their own enquiries of South West Water with regard to its connection.

PUBLIC RIGHTS OF WAY

There are no public footpaths or rights of way as far as known.

SPORTING RIGHTS AND MINERAL RIGHTS

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

METHOD OF SALE

The Land at Collapit is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Tuesday 6th October 2026 at 12 noon** and all tenders must be submitted to Luscombe Maye Offices of 62 Fore Street, Kingsbridge TQ7 1PP in a sealed envelope clearly marked 'Land at Collapit'.

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 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, 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, Bartons Solicitors of 20 Fore Street, Kingsbridge, TQ7 1NZ Attention: Roseanna McNally, Tel: 01548 845007 e-mail: rm@bartons.co.uk

OVERAGE CLAUSE

An overage clause will apply in relation to the sale of this land for a period of 25 years such that 25% of the uplift in value will be paid to the sellers (or their successors in title) in the event that planning permission is granted for residential development. Further detail is provided within the Legal Pack.

GUIDE PRICE

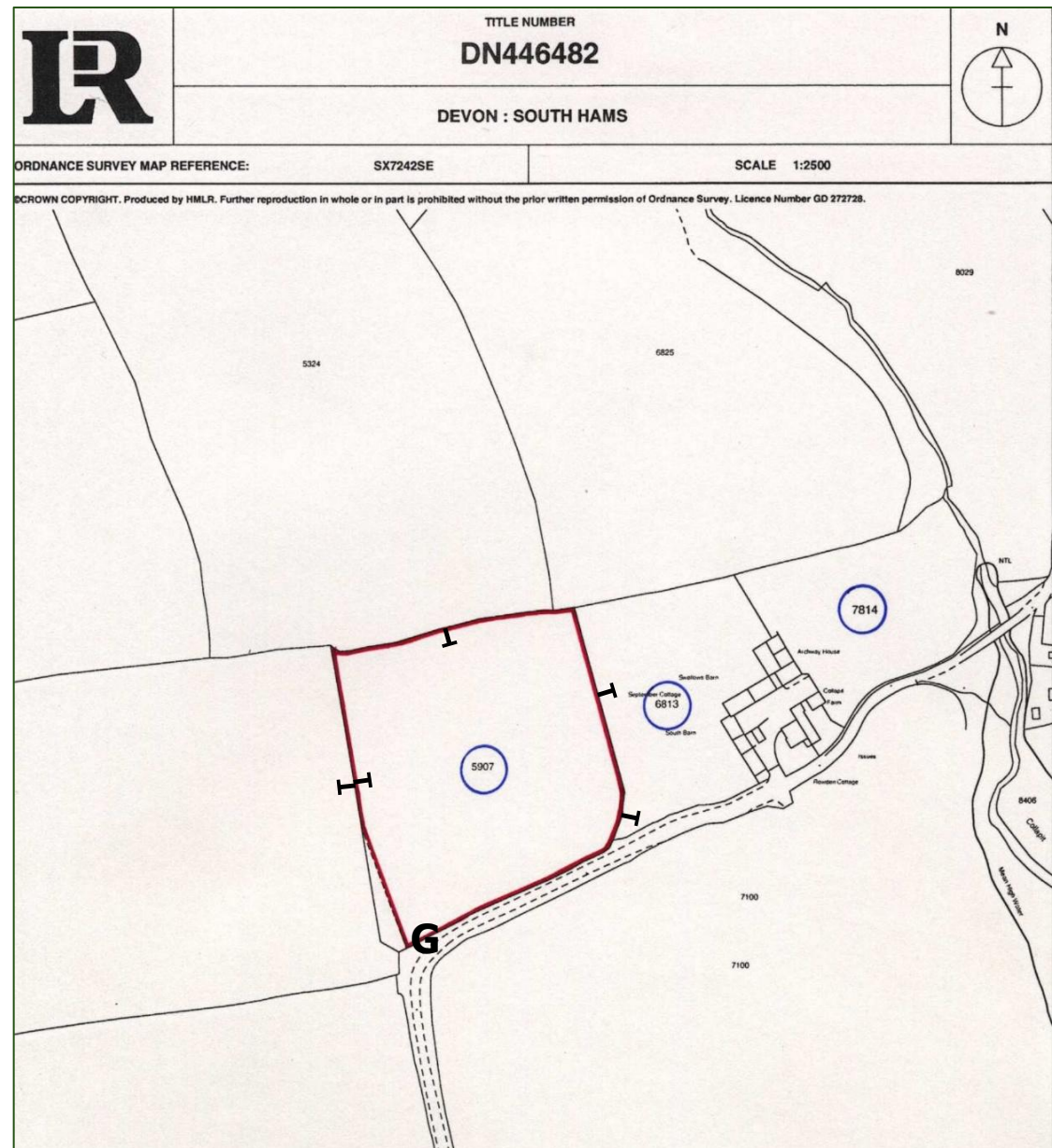
£50,000

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 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 for details.



Farms, Land & Smallholdings

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 **Luscombe Maye**
Since 1873

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.