



# Land at Hood

Dartington, Totnes, Devon, TQ9 6AB



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A substantial block of Grade 3 arable and pasture land extending to 116.49 acres (47.15 hectares) in all, offered by sale as a whole or in two lots.

- Productive run of Grade 3 arable and pasture land
- Well connected with multiple direct road access points
- Offered in two separate lots
- Freehold with vacant possession available
- Lot 1 - 65.79 acres (26.62 hectares)
- Lot 2 - 50.70 acres (20.53 hectares)

## Guide Prices:

**Lot 1 - £595,000**

**Lot 2 - £460,000**

**The Whole - £1,055,000**



Lot 1



Lot 1



Lot 2



Lot 2



## SITUATION

The Land at Hood occupies an attractive and versatile block of agricultural land just north of Dartington, approximately 3 miles north east of Totnes, within the sought after South Hams district of Devon. The block of land is highly accessible, with direct access from the A384, providing convenient connections to Totnes, Buckfastleigh and the A38 Devon Expressway, approximately 5 miles to the north, offering onward routes to Exeter and Plymouth.

The surrounding area is characterised by rolling Devon countryside and a number of nearby attractions include Dartington Hall Estate and the historic market town of Totnes provides a comprehensive range of retail, leisure and educational facilities, together with a mainline railway station offering regular services to Exeter, Plymouth and London Paddington.

## DESCRIPTION - LOT 1

Lot 1 extends to approximately 65.79 acres (26.62 hectares) and comprises predominantly of a productive block of gently undulating Grade 3 agricultural land, currently laid to a combination of arable and pasture. Part of the land is utilised within an arable rotation and is highly capable of producing a variety of cereal and fodder crops. The holding is arranged in a number of well sized, easily workable field enclosures, ideally suited to modern farming operations. The land benefits from good quality, free draining loamy soils, making it well suited to a range of agricultural enterprises, including both arable cropping and fodder production.

There is direct frontage to the council road along both its northern and southern boundaries, providing convenient access. A distinctive feature of the property is a strip of mixed amenity woodland running through the centre of the holding. This attractive natural feature enhances the landscape and offers sporting, conservation and biodiversity potential, whilst also providing valuable shelter for livestock and wildlife.

## DESCRIPTION - LOT 2

Lot 2 extends to approximately 50.70 acres (20.53 hectares) and comprises an attractive and productive block of Grade 3 arable and pasture land. The majority of the field parcels are arranged in useful sized field parcels, providing efficient working for modern agricultural machinery and bordered and enclosed by traditional Devon hedge banks. Benefiting from good quality, free draining loamy soils, the land is highly versatile and capable of supporting a range of agricultural enterprises.

Situated immediately to the east of Lot 1, the land enjoys excellent accessibility with frontage to the council road along its southern boundary, together with the significant advantage of direct access onto the A384, providing excellent connectivity and ease of access for agricultural vehicles and machinery.

## GUIDE PRICES

### The Whole | Guided at £1,055,000

Approximately 116.49 acres (47.15 hectares) of productive arable and pasture land.

### Lot 1 | Guided at £595,000

Approximately 65.79 acres (26.62 hectares) of productive arable and pasture land.

### Lot 2 | Guided at £460,000

Approximately 50.70 acres (20.53 hectares) of predominantly productive arable land together with small areas of permanent pasture.

## OTHER INFORMATION

**Services** | There is no mains water connected to either Lots 1 or 2. Lot 1 benefits from a natural water source.

**Tenure** | The land is being sold freehold, subject to vacant possession.

**Method of Sale** | The land is offered for sale by Private Treaty and is available as a whole or in two lots.

**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.

**Public Rights of Way** | There is a public footpath which passes through Lot 1.

**Sporting and Mineral Rights** | The sporting and mineral rights are included in the sale, as far as they are known.

**Environmental Stewardship** | The land is not subject to any Countryside Stewardship or Environmental Stewardship Agreements.

**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** | Taken July 2026.

## Directions

**Postcode** - TQ9 6AB

LOT 1 - What3words - ///dots.flamingo.green

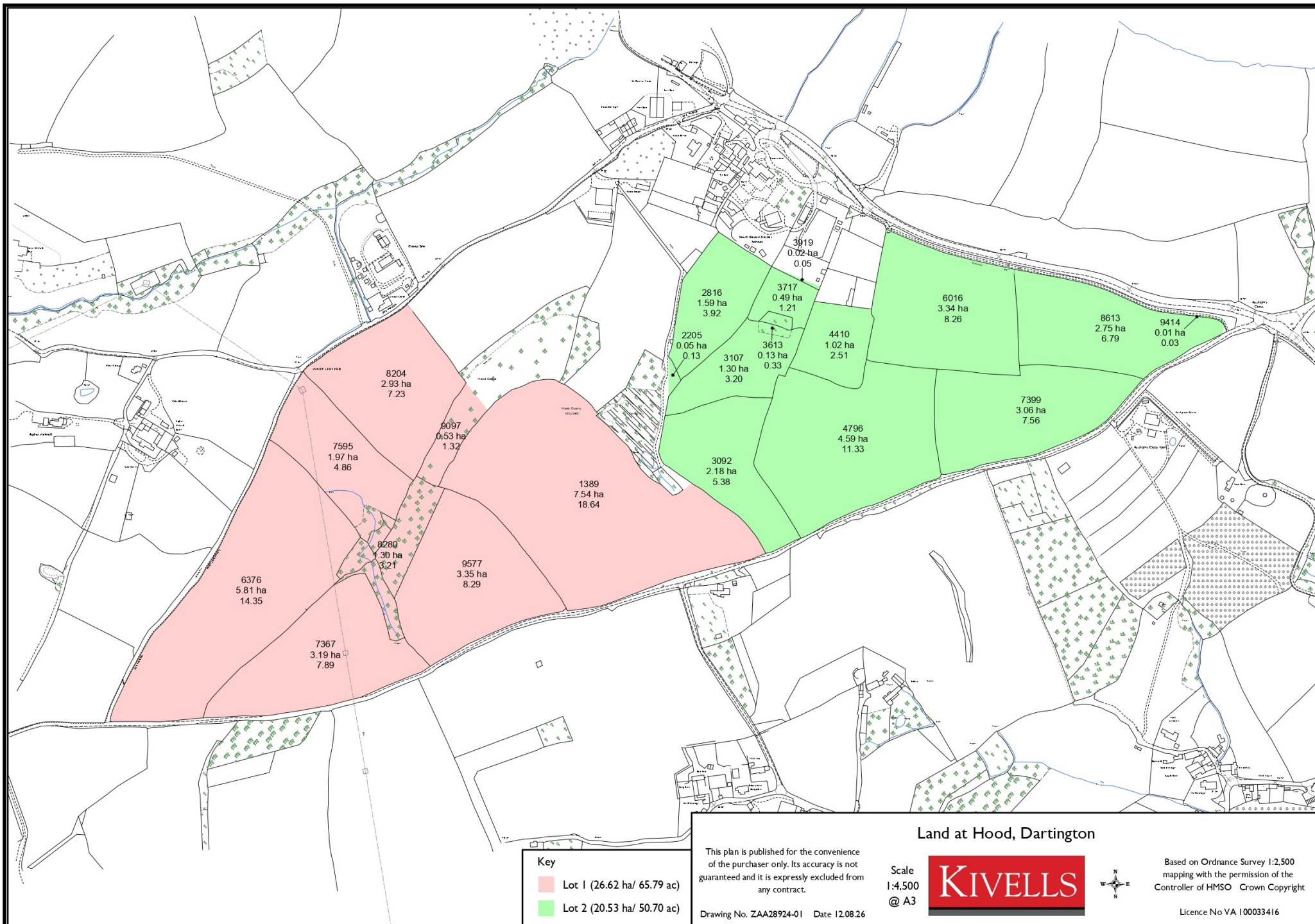
LOT 2 - What3words - ///haunt.kilowatt.push

## Contact Us

Kivells, Farms & Land Department, Exeter

01392 252262 or [exeter@kivells.com](mailto:exeter@kivells.com)

Ian Caunter 07831 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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