



## Land & Stables at Stert Wood Venton, Plymouth, Devon PL7 5DT



A prime opportunity to acquire some 9.84 acres (3.98 hectares) in all of agricultural land/ pony paddock, benefiting from a stable block, field shelter and sand turnout situated in a convenient location near the A38 dual carriageway.

- Well presented self contained stable block
- Benefiting from 6 loose stalls
- Approximately 9.84 acres (3.98 hectares) in all
- Further two bay field shelter
- Good road access, three separate gateways directly onto the council maintained highway
- Convenient location close to A38 dual carriageway expressway
- Mains water connected
- For sale by Formal Tender with a closing date of Thursday 18<sup>th</sup> June 2026 at 12 noon

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

📞 01548 800183

🌐 [luscombemaye.com](http://luscombemaye.com)

## DIRECTIONS

From the A38 southbound towards Plymouth, take the Smithaleigh & Yealmpton exit and turn right onto New Park Road, crossing over the A38. After 100 yards, turn left and continue for 1 mile. Follow the road for approximately 1.1 miles and the property gate is on the right.

What3Words Location – [supple.faces.superbly](#)

## SITUATION

The land is situated on the periphery of the village of Venton, outside of an area designated as National Landscape (formerly known as Area of Outstanding Natural Beauty) in the South Hams area of South Devon.

The village of Venton is approximately 1.2 miles to the west, while the village of Sparkwell is approximately 2 miles distant. The nearby market town of Ivybridge is approximately 4.3 miles, to the east, while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 2 miles to the south.

## DESCRIPTION

The Land & Stables at Stert Wood extend to approximately 9.84 acres (3.98 hectares) in all, as outlined in red on the site plan and comprises a stable block, turn out area and agricultural land/pony paddocks.

The stable yard consists of a block of six loose boxes, together with a tack room and hay store. Adjoining is a sand turnout area which could, readily be reinstated as a menage if required, subject to obtaining the necessary planning consents.

The land extends to 9.41 acres (3.81 hectares) and is arranged conveniently into five paddocks, all benefiting from a predominantly gentle north and east facing gradient, making it well suited for equestrian use.



Furthermore, there is also a double bay field shelter (24' x 12') with a concrete floor, positioned on the western boundary, and an additional former stable block to the north side which is currently used for storage purposes.

## SERVICES

The property benefits from a mains water supply. No electric. Buyers to rely on their own enquiries in regard to mains electricity.

## ACCESS

The land is accessed via a vehicular width gateway situated in the north eastern corner of the land, directly off the council maintained highway.

There are two further access gateways on the western boundary of the land, one opposite the turning to Venton, and the second opposite Grazealders Farm. All access points are marked by the letter G on the site plan.

## TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

## PUBLIC RIGHTS OF WAY

There is a public right of way (PROW Sparkwell Footpath 8) which runs from the western to the northern boundary and the approximate route is marked in purple on the site plan below.

## SPORTING AND MINERAL RIGHTS

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

## ENVIRONMENTAL STEWARDSHIP

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

## WAYLEAVES AND EASEMENTS

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



### **METHOD OF SALE**

The land & stables at Stert Wood are offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Thursday 18<sup>th</sup> June 2026 at 12 noon** and all tenders must be submitted to Luscombe Maye Offices of 62 Fore Street, Kingsbridge or 6 Fore Street, South Brent in a sealed envelope clearly marked 'Land & Stables at Stert Wood'.

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 (or via their own solicitor), 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, Wolferstans Solicitors, 85-89 Ridgeway, Plympton, PL7 2AA. Attention: Karen Hole  
Tel: 01752 292239  
e-mail [khole@wolferstans.com](mailto:khole@wolferstans.com)

### **GUIDE PRICES**

£295,000

### **LOCAL AUTHORITY**

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

### **HEALTH & SAFETY**

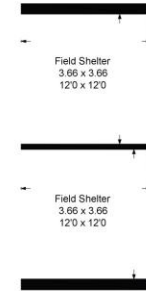
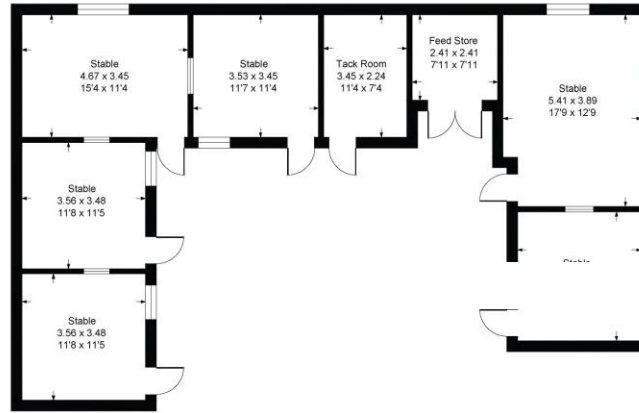
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

### **VIEWING**

Strictly by appointment with the Sole Agents, Luscombe Maye. Telephone 01548 800183 for details.

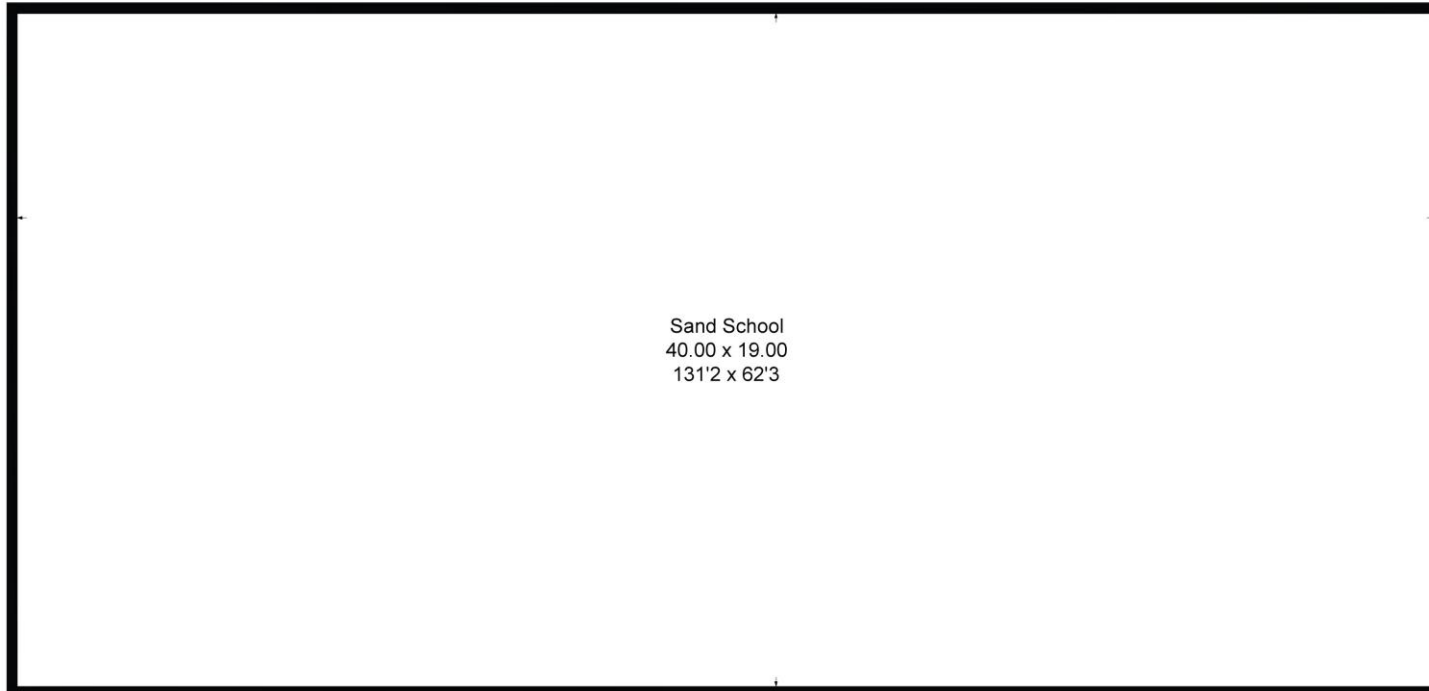
# Land & Stables at Stert Wood, Venton, Plympton, PL7 5DT

Sand School = 758.5 sq m / 8165 sq ft  
Stables = 113.0 sq m / 1216 sq ft  
Field Shelter = 27.3 sq m / 294 sq ft  
Total Area = 898.8 sq m / 9675 sq ft



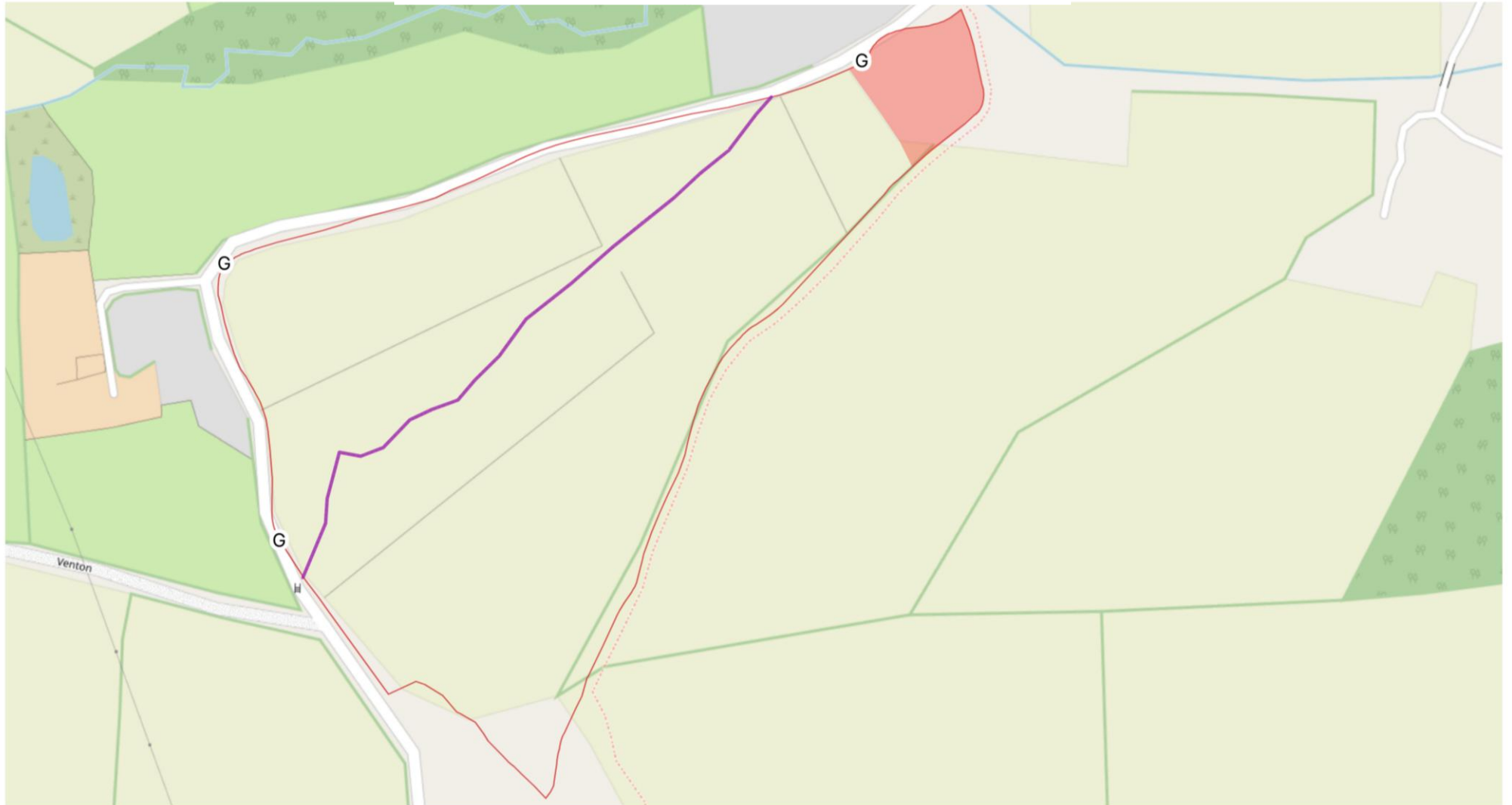
Field Shelter

Stables



Sand School

## Land & Stables at Stert Wood Site Plan



Sale Plan for identification purposes only. Not to be relied upon for conveyancing purposes.

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.

### Farms, Land & Smallholdings

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 **Luscombe Maye**  
Since 1873