



Land at Barkingdon

Staverton, Totnes, Devon, TQ13 7NB

KIVELLS

Land at Barkington

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A productive block of highly accessible Grade 2 and 3 agricultural land in a favoured location

- Productive run of versatile agricultural land
- Combination of Grade 2 and 3 soils.
- Highly accessible with multiple direct road access points
- Offered in two separate lots
- Freehold with vacant possession available
- Lot 1 - 38.79 acres (15.68 hectares)
- Lot 2 - 34.33 acres (13.89 hectares)

Guide Prices:

Lot 1 - £425,000

Lot 2 - £375,000

The Whole - £800,000



Lot 1



Lot 1



Lot 2



Lot 2



SITUATION

The Land at Barkingdon occupies an accessible location within the sought after South Hams. The land lies just west of the village of Broadhempston, with access to Buckfastleigh further west and Ashburton to the north, both towns providing an excellent range of everyday amenities, independent shops and local services. The larger market town of Newton Abbot lies approximately 9 miles to the east, offering an extensive range of commercial, retail and leisure facilities together with a mainline railway station. The cathedral city of Exeter, approximately 20 miles to the north east, provides an excellent range of retail, business and cultural amenities. The property also benefits from convenient access to the A38 Devon Expressway, facilitating travel throughout the south west and beyond.

DESCRIPTION - LOT 1

Lot 1 extends to approximately 38.79 acres (15.68 hectares) and consists of three large interconnecting enclosures. The land is predominantly level to gently sloping and is classified as Grade 3 agricultural land under the Agricultural Land Classification. The soils comprise freely draining loamy soils, making the land well suited to a wide range of agricultural enterprises.

The land is currently laid to pasture and has been well managed for grazing and fodder production. All three enclosures benefit from direct access from the adjoining public highway, providing excellent accessibility for agricultural machinery and livestock management.

DESCRIPTION - LOT 2

Lot 2 extends to approximately 34.33 acres (13.89 hectares) and is situated immediately to the south of Lot 1, divided by the public road. The land is arranged as three large interconnecting enclosures, being predominantly gently sloping in nature. There is a central band of Grade 2 land running through this lot, with the remainder falling into the Grade 3 category. The land is underlain by freely draining loamy soils, making it well suited to a range of agricultural enterprises.

Similarly to Lot 1, the land is currently laid to pasture and has been managed for grazing and fodder production. There are multiple direct road access points directly from the adjoining public highway, providing excellent ease of access for agricultural machinery and day to day farming operations.

Offering productive soils, an efficient field layout and good accessibility, Lot 2 is well suited to continued agricultural use, whether for grazing, mowing or other general farming purposes.

GUIDE PRICES

The Whole | Guided at £800,000

Approximately 73.12 acres (29.57 hectares) of productive arable land.

Lot 1 | Guided at £425,000

Approximately 38.79 acres (15.68 hectares) forming three parcels of pasture land.

Lot 2 | Guided at £375,000

Approximately 34.33 acres (13.89 hectares) forming three parcels of predominantly sloping pasture.

OTHER INFORMATION

Services | The land benefits from a mains water connection. If the Lots are sold separately, the purchaser of Lot 1 will be required to install a new water metre.

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.

Public Rights of Way | There is a public footpath passing through Lot 1.

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

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.

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 - TQ13 7NB

LOT 1 - What3words - [///trickster.cookery.decades](#)

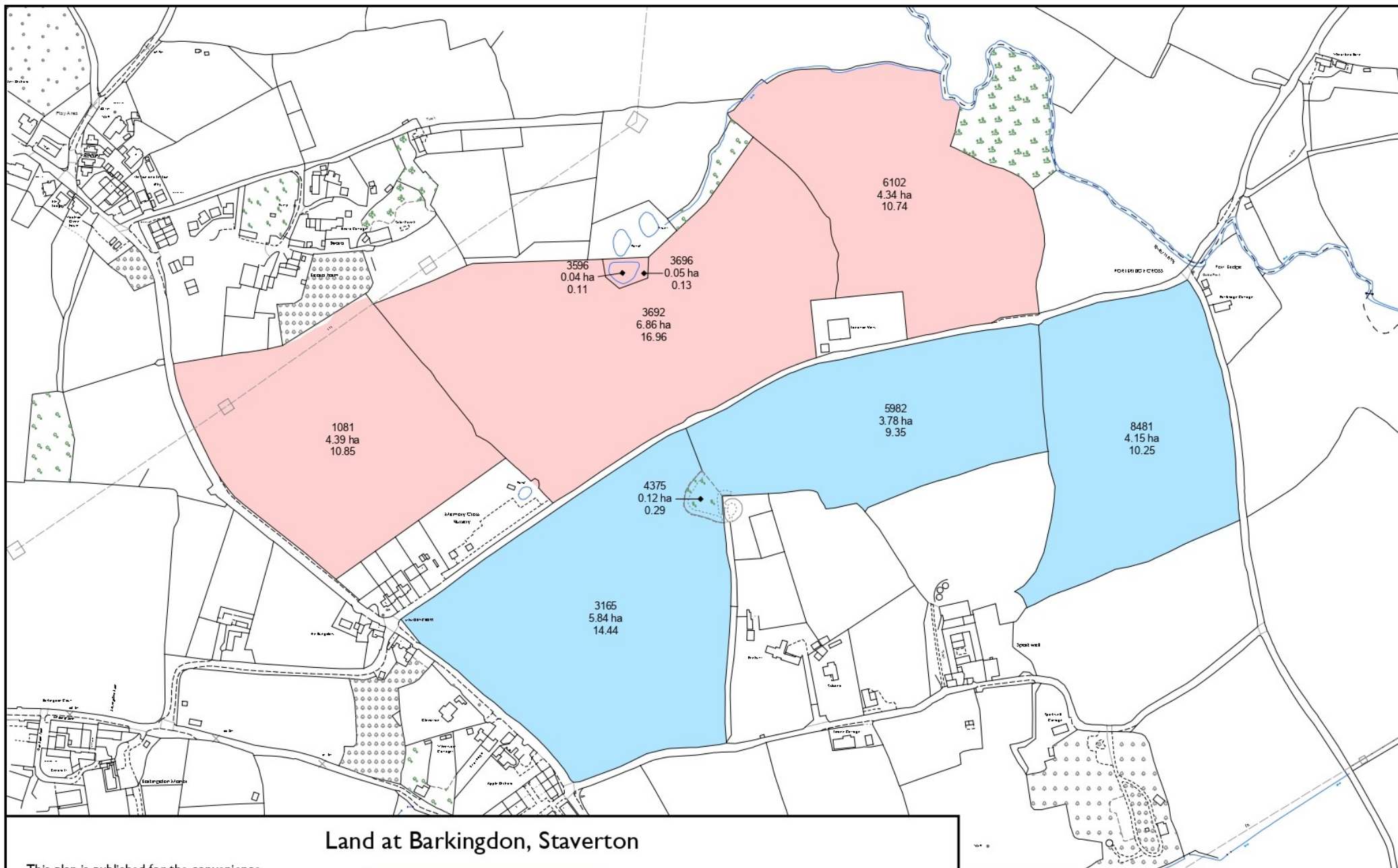
LOT 2 - What3words - [///universes.easy.alien](#)

Contact Us

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Land at Barkington, Staverton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. ZAA28923-01 Date 12.08.26

Scale
1:4,250
@ A4



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright

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Key

- Lot 1 (15.68 ha/ 38.79 ac)
- Lot 2 (13.89 ha/ 34.33 ac)



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