

Established



1816

NEWTON ABBOT ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

# 31.07 acres of Land

DRN01361

Christone Cross, Diptford, Totnes TQ9 7LZ



**Available as a whole or up to three lots.**

- LOT 1** : 11.49 acres (4.65ha) of arable land with access.
- LOT 2** : 11.72 acres (4.74ha) of arable land with access.
- LOT 3** : 7.86 acres (3.18ha) of arable land with access.

**For Sale by INFORMAL TENDER closing 12 noon Friday 27th March 2026**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL  
Tel: 01626 353881 Email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

**Situation**

The land is located to the east of the village of Diptford. Consisting of five parcels offering arable land currently to grass stretching from Christone Cross down to Wheat Park Road. The land is gently sloping enjoying good drainage, taking in some spectacular views across the South Hams countryside and across to the Dartmoor National Park. The land extending to around 31.07 acres is offered in three lots or as a whole and each with separate vehicular access.

Totnes 6.5 miles, South Brent and the A38 Devon Expressway both within around 4 miles.

**LOT 1: 11.49 acres (coloured blue)**

**Guide Price £170,000**

Extending to around 11.49 acres (4.65ha) Lot 1 is divided into two enclosures with gated vehicle access off the country lane leading into Diptford from the north of field 2400 and having its own natural water supply running along the north east boundary. Currently in grass ley the land is gently sloping with mature hedge boundaries and fencing in places, enjoying some far reaching views towards the Dartmoor National Park.

	<b>SX</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Ha)</b>
<b>LOT 1</b>	SX7357	2400	Arable Grass Ley	6.565	2.657
<b>LOT 1</b>	SX7357	3600	Arable Grass Ley	4.927	1.994
<b>Total Area</b>			<b>11.492</b>	<b>4.651</b>	

**What3Words:** //should.shaver.covertly



**LOT 2: 11.72 acres (coloured green)****Guide Price £175,000**

Extending to around 11.72 acres (4.74ha) Lot 2 is divided into two enclosures with each enclosure having gated vehicle access off the public highway. Currently in grass ley the land is gently sloping with mature hedge boundaries and fencing in places, enjoying some far reaching views towards the Dartmoor National Park & the South Hams. Mains water is available in the road for a close connection.

	<b>SX</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Ha)</b>
<b>LOT 2</b>	SX7356	3188	Arable Grass Ley	5.876	2.378
<b>LOT 2</b>	SX7356	4787	Arable Grass Ley	5.850	2.368
<b>Total Area</b>			<b>11.726</b>	<b>4.746</b>	

**What3Words:** /// loosed.email.walked



**LOT 3: 7.86 acres (coloured red)****Guide Price £115,000**

Extending to around 7.86 acres (3.18ha) and consisting of one field parcel at Christone Cross, the land is currently arable and lying fallow. Vehicle access is directly off the public highway on the north east boundary, the land is level and set in an elevated position above all the three lots with some fantastic views across the South Hams. Mains water is available in the road for a close connection.

	<b>SX</b>	<b>Field No</b>	<b>Description</b>	<b>Size (Acres)</b>	<b>Size (Ha)</b>
<b>LOT 3</b>	SX7356	5771	Arable Grass Ley	7.863	3.182
	<b>Total Area</b>			<b>7.863</b>	<b>3.182</b>

**What3Words:** /// harmlessly.genetics.bolsters

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**Method of Sale:**

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by 12 noon Friday 27<sup>th</sup> March 2026. Tender forms are either attached to these particulars or available on request from the Sole Selling Agent or online at <https://rendells.agent.homeflow.co.uk/properties/sales/tag-rendells-farms-and-land#/>

All tenders must be submitted to Rendells, 13 Market Street, Newton Abbot TQ12 2RL

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.

Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.

**Services:**

Lot 1 has the benefit of a natural water supply, and we have been advised by the vendors that a mains water connection can be found along the eastern boundary or in the road if arranged with SWW to connect Lots 2 & 3. Potential purchasers are advised to make their own enquiries as to connections.

**Management & Environmental**

Currently the land is not under any schemes nor any management plan. The property is registered but is not receiving any payments or grants from DEFRA or the RPA.

**Wayleaves, Rights & Easements:**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

**Tenure:**

The property is freehold with vacant possession.

## **Local Authority:**

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

**Viewings by appointment only.** Rendells Rural Department - Newton Abbot Office  
(01626) 353881 or email: [land@rendells.co.uk](mailto:land@rendells.co.uk)

## **Drone Photography:**

A video can be viewed at [www.rendells.co.uk](http://www.rendells.co.uk) click on the link:

## **Plan:**

The sale plans have been prepared from the Land Registry title plans and are for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

## **Directions**

From Totnes head up the western bypass and at the traffic lights turn right heading towards Avonwick. After approximately 4 miles after passing Blue Post Garage on your right take the next turn left signposted Diptford, stay on this road heading up the hill and after approximately 1 mile instead of turning right towards Diptford stay left on the Moreleigh Road and after a further 800 metres the access gate to lot 2 can be found on your right.

## **Health & Safety:**

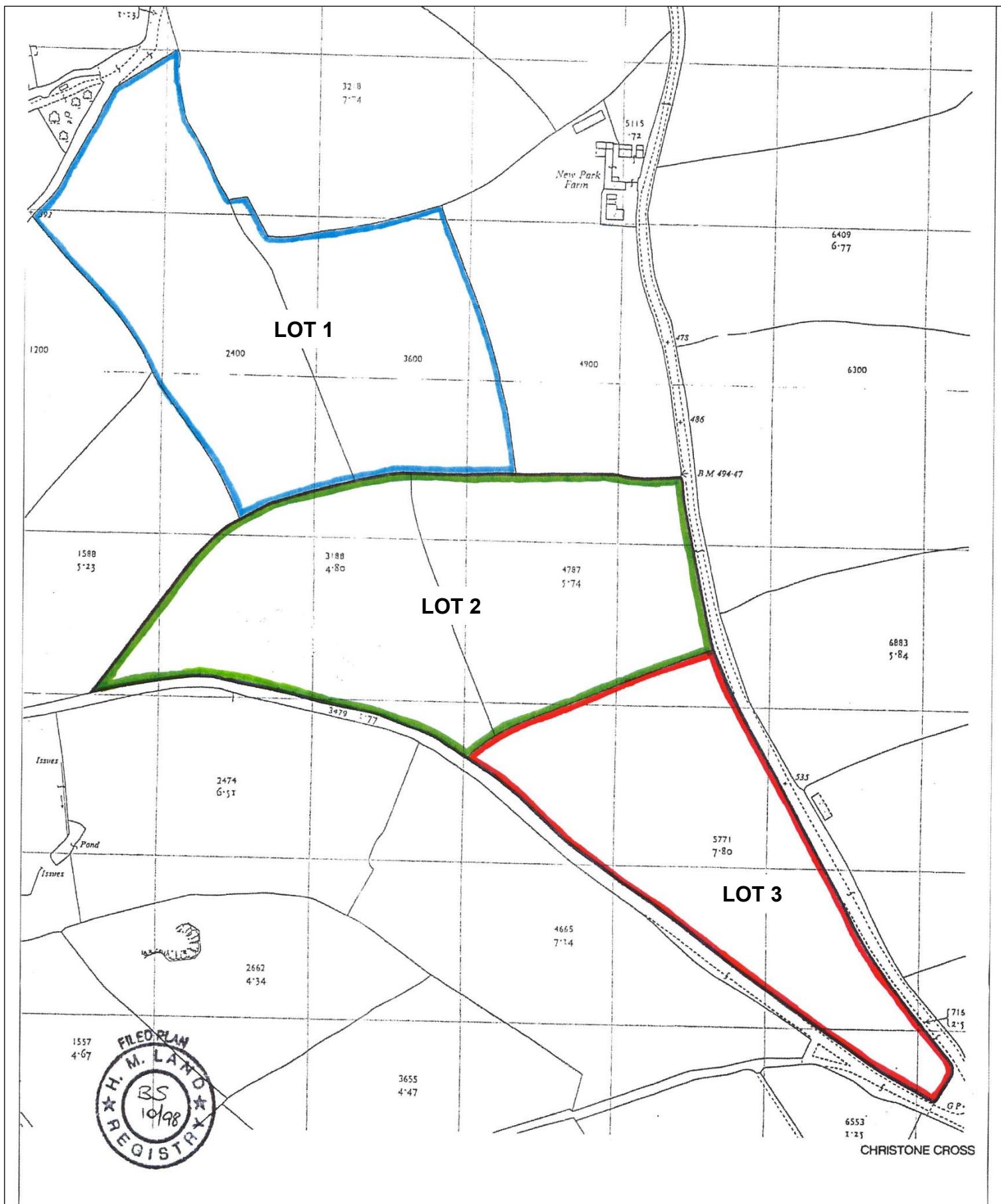
Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

## **Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Sales Plan: (for illustration only)**



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## **Tender Form**

### **For 31.07 acres of land at Christone Cross, Diptford, Totnes TQ9 7LZ**

To be submitted by 12 noon on Friday 27<sup>th</sup> March 2026

**Being in 3 lots, a combination of lots or as a whole**

**LOT 1** - 11.49 acres (4.65ha) of arable land with access.

**LOT 2** - 11.72 acres (4.74ha) of arable land with access.

**LOT 3** - 7.86 acres (3.18ha) of arable land with access

**Whole** - 31.07 acres (12.57ha) of arable land with access.

- Lot 1**

I/We tender for Lot 1 of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

<b>Amount Figures</b>	£
<b>Amount Words</b>	

- Lot 2**

I/We tender for Lot 2 of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

<b>Amount Figures</b>	£
<b>Amount Words</b>	

- Lot 3**

I/We tender for Lot 3 of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

<b>Amount Figures</b>	£
<b>Amount Words</b>	

- **Combination of Lots**

I/We tender for Lot numbers ..... of the above mentioned property/land Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

<b>Amount Figures</b>	£
<b>Amount Words</b>	

- **Whole**

I/We tender for the whole of 31.07 acres of land at Christone Cross, Diptford, Totnes TQ9 7LZ Subject to Contract, Freehold with Vacant Possession. (Please submit in words and figures)

<b>Amount Figures</b>	£
<b>Amount Words</b>	

**Prospective Purchasers Details:**

<b>Status</b>	Cash / Loan / Mortgage
<b>Full Name:</b>	
<b>Address:</b>	
<b>Email Address:</b>	
<b>Telephone No:</b>	
<b>Solicitors Name:</b>	
<b>Address:</b>	
<b>Email Address:</b>	
<b>Telephone No:</b>	

<b>Signature:</b>	
<b>Date:</b>	

**Please Note:**

The vendor reserves the right not to accept the highest tender received or any tender if so wished.

Please submit tenders by 12 noon on Friday 27<sup>th</sup> March 2026 to Rendells, 13 Market Street, Newton Abbot TQ12 2RL or by email [land@rendells.co.uk](mailto:land@rendells.co.uk)