





A unique opportunity to acquire approximately 2.87 acres (1.16 hectares) of amenity land, set in a superb rural position with delightful countryside views and within close proximity of Inner Hope Beach.

- Approximately 2.87 acres (1.16 hectares) in all
- Amenity land
- Close proximity to popular Inner Hope Beach
- Good road access
- Spring water supply to a water trough
- Potential for other uses including recreation/ amenity/ equestrian uses (subject to the necessary planning consents)
- For sale by Formal Tender with a tender closing date of **Thursday 3rd September at 12 noon**

DIRECTIONS

Upon entering Hope Cove, turn left at the Hope Bypass junction signposted Inner Hope/ Bolberry. Continue along New Road for half a mile into Inner Hope, continuing down Perrins Hill passing the beach on the right and then continuing up Bolberry Road for 0.3 miles and the gate to the land can be found on the right.

What3Words Location– [blotchy.jokers.deal](https://www.what3words.com/blotchy.jokers.deal)

SITUATION

Freddie's Field is situated in the hamlet of Inner Hope, within an area designated as South Devon National Landscape (formerly known as Area of Outstanding Natural Beauty), in the South Hams area of South Devon.

The nearest town of Salcombe is about 5 miles to the east while Kingsbridge is approximately 6.5 miles to the north east. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles distant.

DESCRIPTION

Freddie's Field extends in all to approximately 2.87 acres (1.16 hectares) of permanent pasture, as outlined in red on the site plan.

The land is of a predominately moderate north facing gradient and has been used for agriculture purposes in the past but would be very suitable for a variety of uses including amenity, recreational, equestrian or alternative uses, subject to obtaining the necessary planning consents.

Freddie's Field is bordered by residential properties and their gardens to the east and west, the council maintained highway Bolberry Road to the north and other woodland/agricultural land to the south. The land is located in a convenient location in the heart of Inner Hope, just 0.5 miles from the beach and close to local amenities/other nearby properties.

The land is accessed via a single vehicular width gateway from the council-maintained highway (Bolberry Road).

SERVICES

The land benefits from a spring water supply serving a water trough on the northern boundary just inside the field gate.

TENURE

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

The land is currently rented on a grazing license until 31st August 2026.

PUBLIC RIGHTS OF WAY

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

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 Easements agreements.

METHOD OF SALE

Freddie's Field is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Thursday 3rd September 2026 at 12 noon**, and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Freddie's Field'.

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 received by the deadline date 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 within this time frame will result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received, this will then constitute exchange of contracts and legal completion including 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.

The successful purchaser will be liable to pay the sum of £2,000 plus VAT as an administration fee to the Sellers Agents 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, Windeatts Solicitors of 48 Fore Street, Kingsbridge, TQ7 1PE. Attention: Richard Wing Tel: 01548 858647, e-mail: richard.wing@windeatts.co.uk

You are strongly advised to take independent legal advice on the contents of the legal pack before submitting a tender.

GUIDE PRICE

£75,000

LOCAL AUTHORITY

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

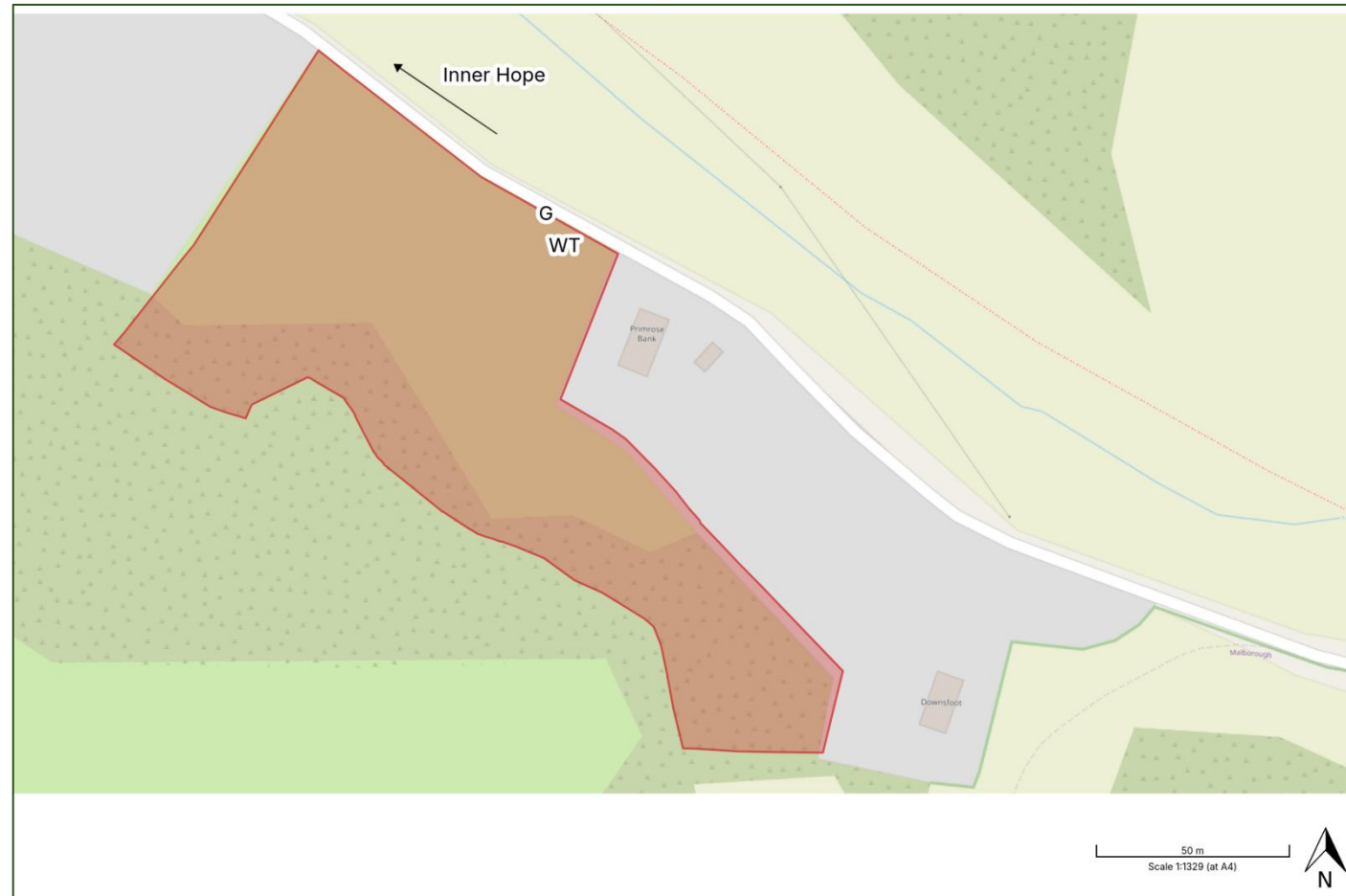
HEALTH & SAFETY

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

Freddie's Field, Inner Hope, Hope Cove Site Plan



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



01548 800183



farmsandland@luscombemaye.com



luscombemaye.com



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.