



Land part Garlands
South Allington, Kingsbridge
TQ7 2NB



A rare opportunity to acquire approximately 90 acres (36.43 hectares) in all, with a natural spring water supply and magnificent views of the surrounding countryside and Lannacombe beach. For sale as a whole or in a combination of lots as may suit purchasers' requirements.

- Approximately 90 acres (36.43 hectares) in all
- A combination of permanent pasture, arable and woodland.
- Perfect for wildlife and conservation purposes.
- Natural spring water supply.
- Potential for other uses including recreation/ amenity/ equestrian use (subject to planning).
- For sale as a whole or in a combination of lots as may suit purchasers' requirements.
- For sale by Formal Tender with a tender closing date of Thursday 30th April 2026 at 12 noon.

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

📞 01548 800183

🌐 luscombemaye.com

 **Luscombe Maye**
Since 1873

DIRECTIONS

From Kingsbridge, take the A379 towards Slapton for 3 miles, crossing Bowcombe Creek bridge. Turn right at Frogmore bridge junction signposted 'South Pool', after crossing the bridge keep right towards South Pool and proceed for approximately 1 mile. At Lee Lane End junction turn left signposted 'Ford' and continue along the road bearing right towards East Prawle and turn left at South Allington Turn junction after approximately 1 mile, continue straight for approximately 1 mile and the land will be found on the right hand side.

What3Words Location - owner.haven.conspired

SITUATION

The land is situated in the hamlet of South Allington within the South Hams Area of South Devon and lies within the South Devon National Landscape (formerly known as Area of Outstanding Natural Beauty).

The market town of Kingsbridge is approximately 7.5 miles distant while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 17 miles to the north.

DESCRIPTION

The land extends in all to approximately 90.00 acres (36.43 hectares), the full extent of which is outlined on the site plan.

The land is used for agricultural purposes to include grass conservation, livestock grazing and part been used for arable cropping purposes. Offering future potential for a variety of uses to include recreation/amenity/ equine uses (subject to obtaining the necessary planning consents).

By reference to the site plan, the land is offered for sale as a whole or in up to six lots to suit buyers' requirements.

Dealing with each lot in turn: -



Lot 1 – 17.19 acres as coloured green on the site plan

Comprising three field parcels of moderate to steep predominantly north facing permanent pasture with a further field parcel of 0.42 acres of copse.

Access to the land may be gained via right of way over a privately owned lane, through a single vehicular width gateway, a short distance from the council maintained South Allington to Lannacombe Bridge Road, in the north western corner of the land, marked by 'G' on the site plan.

This lot is currently served by a natural spring water supply to field parcel 6544.

Lot 2 – 25.68 acres as coloured red on the site plan

Comprising predominantly level and in places gentle east facing grass ley/arable land over three field parcels.

Access to the land may be gained by means of a right of

access over a stone track and then over a field (to the west of field 6312) – as identified by a black dotted line on the site plan.

This lot is currently served by a natural spring water supply to field parcel 7290.

Lot 3 – 11.94 acres as coloured blue on the site plan

Predominantly steep east facing gradient and in places level woodland and scrub land.

The woodland is primarily broadleaf species including beech, sycamore and ash.

Access to the land may be gained via a right of way over field parcel 1220 off the South Allington to Lannacombe Bridge Road, marked by 'G' on the site plan.

This lot is currently served by a natural stream water supply on the east boundary.



Lot 4 – 23.86 acres as coloured brown on the site plan

Comprising a combination of gentle, moderate and in places steep east facing permanent pasture and woodland over four field parcels.

Access may be gained via a single vehicular width gateway from the council maintained South Allington to Lannacombe Bridge Road, on the north boundary marked by 'G' on the site plan.

This lot is currently served by a natural spring water supply to field parcel 8598.

Lot 5 – 4.07 acres as coloured purple on the site plan

The land consists of moderate north facing permanent pasture and benefits from an approximately 30' x 20' pole barn. The barn is of timber frame and galvanised clad construction under a sheeted roof, with an earth floor.

Access to the land may be gained via a single vehicular width gateway from the council maintained South Allington to Lannacombe Bridge Road, on the north boundary, marked by 'G' on the site plan.

This lot is currently served by a natural spring water supply.

Lot 6 – 7.26 acres as coloured yellow on the site plan

The land consists of moderate and in places steep north facing permanent pasture.

Access to the land may be gained via a single vehicular width gateway from the council maintained South Allington to Lannacombe Bridge Road, in the north eastern corner over an earth ramp, marked by 'G' on the site plan.

This lot is currently served by a natural spring water supply.

PUBLIC RIGHTS OF WAY

There is a public bridleway (Chivelstone Bridleway 6) which runs through field parcels 0121 and 8598.

TENURE

The property is being offered for sale on a freehold basis with vacant possession available on completion.

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 Scheme agreements.

WAYLEAVES AND EASEMENTS

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

METHOD OF SALE

The land part Garlands is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is Thursday 30th April 2026 at 12 noon and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land part Garlands'.

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 (or via the buyers solicitor), 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 within the time frame outlined above, 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, this will result in the tender being rejected.

The successful purchasers of each lot will also be liable to pay the sum of £1,500 plus VAT as an administration fee in addition to their tender should their tender be acceptable to the seller. In the event the land is sold as a whole (all six lots), the administration fee will be £1,500 plus VAT or 1% of the purchase price, whichever is greater.

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



GUIDE PRICES

Lot 1 (coloured green 17.19 acres) - £120,000
Lot 2 (coloured red 25.68 acres) - £200,000
Lot 3 (coloured blue 11.94 acres) - £45,000
Lot 4 (coloured brown 23.86 acres) - £70,000
Lot 5 (coloured purple 4.07 acres) - £60,000
Lot 6 (coloured yellow 7.26 acres) - £75,000
Whole (90.00 acres) - £570,000

LOCAL AUTHORITY

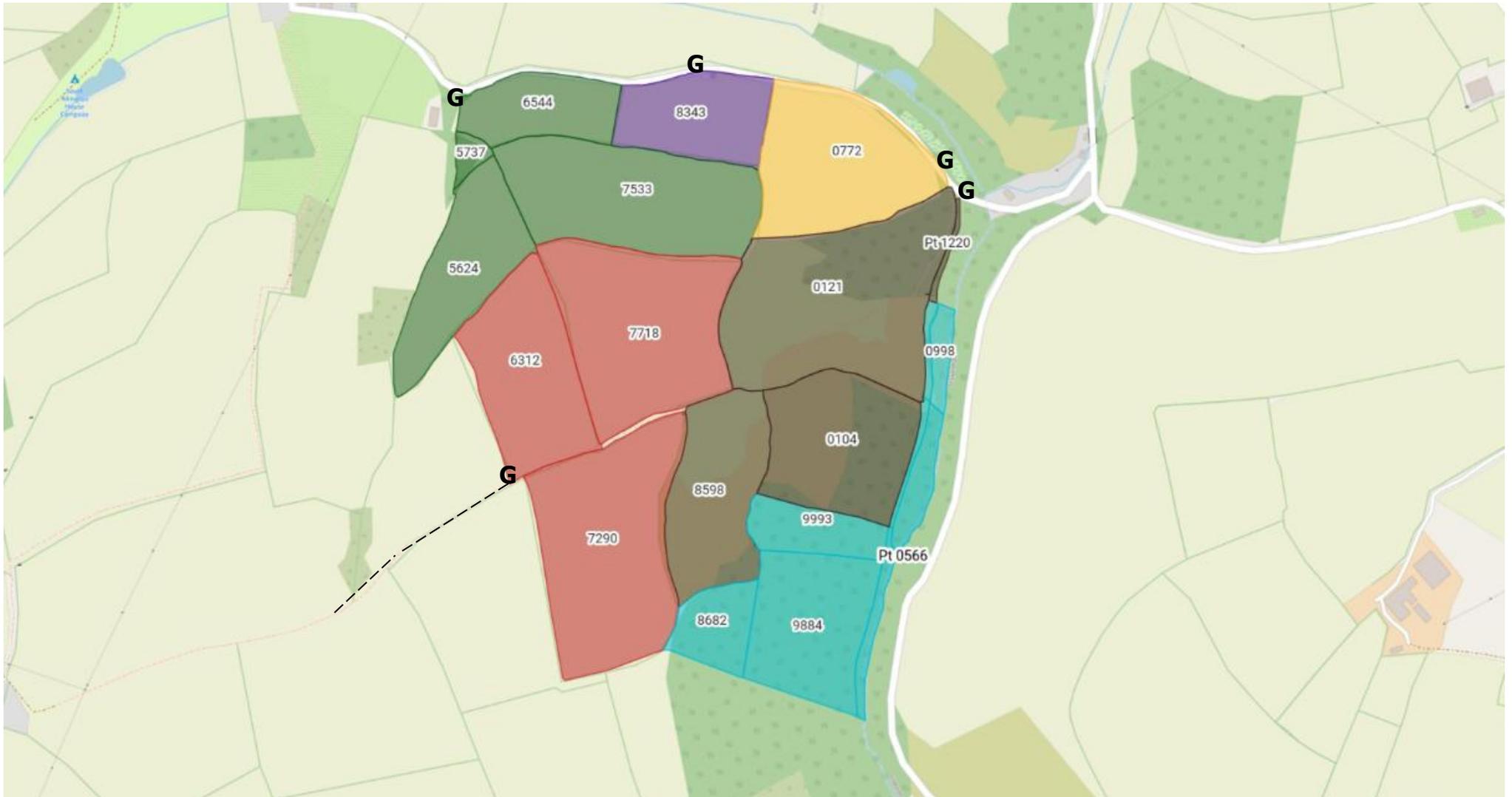
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

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.



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 are 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.

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