



Land at Bearscombe
Kingsbridge, Devon
TQ7 2DP



A prime opportunity to acquire approximately 26.37 acres (10.67 hectares) in all of permanent pasture land together with a timber field shelter (200 square feet) within easy reach of Kingsbridge. For sale as a whole or in two lots to suit purchasers' requirements.

- Approximately 26.37 acres (10.67 hectares) in all
- For sale as a whole or in two lots to suit purchasers' requirements.
- Permanent pasture
- Lot 2 benefits from a field shelter extending to 10' x 20' (200 ft²)
- Falls outside an area designated as a National Landscape (formerly AONB)
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- Stream water supply
- For sale by Formal Tender with a closing date for tenders being **Tuesday 16th June 2026 at 12 noon**

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

📞 01548 800183
🌐 luscombemaye.com

DIRECTIONS

From Kingsbridge Fore Street, head north and turn right onto Duncombe Street. Continue for approximately 350 yards, then turn left onto Church Street. After 175 yards, turn right onto Belle Cross Road. Proceed for around 1.2 miles and you will find the gate to Lot 1 on the left. Continue for a further 0.4 miles and you will find the gate to Lot 2 on the left.

What3Words Location (Lot 1) -
visitors.racked.gambles

What3Words Location (Lot 2) –
paths.homecare.captions or basis.salary.roof

SITUATION

Land at Bearscombe is situated on the outskirts of the town of Kingsbridge within the South Hams Area of South Devon.

The nearest city of Plymouth is approximately 22 miles to the north west while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 12 miles to the north.

DESCRIPTION

The land extends in all to approximately 26.37 acres (10.67 hectares), the full extent of which is outlined in red on the site plan.

The land in the past been used for agricultural purposes to include cutting hay and livestock grazing. Offering future potential for a variety of uses to include recreation/amenity/equine uses (subject to obtaining the necessary planning consents).

The perimeters of the land are all stock fenced, with drinking bays for livestock from the stream



in all three fields.

The land is offered for sale as a whole or in two lots to suit buyers' requirements. Dealing with each lot in turn:-

Lot 1 – Lodge Meadow

Approx. 6.19 acres (2.51 hectares) as shaded purple on the site plan

The land comprises predominantly level permanent pasture, bound by mature devon hedgerows and benefits from a natural stream water supply on the east boundary.

Access to this land can be gained either through a single vehicular width gateway on the south boundary, off the council-maintained highway (Belle Road).

Lot 2 – Land at Bearscombe

Approx. 20.18 acres (8.16 hectares) as shaded blue on the site plan

The land comprises two field parcels of gentle to moderate west and north facing permanent pasture and benefits from an approximately 10' x 20' field shelter. The shelter is of galvanised steel frame and timber clad construction under a sheeted roof, with an earth floor.

The land benefits from a natural stream water supply on the north and west boundary.

Access to this land can be gained either through a single vehicular width gateway on the south boundary, or via a single vehicular width gateway in the south western corner of the land. Both gateways lead directly off the council-maintained highway (Belle Road).



ENVIRONMENTAL AGREEMENTS

The land is not currently subject to any Environmental Stewardship agreements. Prospective purchasers may enter into such agreements if they wish. For further information, please contact the Selling Agent.

WAYLEAVES AND EASEMENTS

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

OVERAGE CLAUSE

The land is not sold subject to an overage clause in respect of future residential development.

METHOD OF SALE

The Land at Bearscombe is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders being **Tuesday 16th June 2026 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land at Bearscombe'.

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 (both lots combined), the administration fee will amount to 1% of the purchase price.

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.

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 (both lots), the administration fee will be 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, Kitson Boyce of Edginswell Park, Minerva house, Orchard Way, Torquay TQ2 7FA Tel: 01803 202020, e-mail: christian.robertson@kitsonboyce.co.uk

GUIDE PRICES

Lot 1 (Lodge Meadow) - £60,000
Lot 2 (Land at Bearscombe) - £175,000
The Whole - £235,000

LOCAL AUTHORITY

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

HEALTH & SAFETY

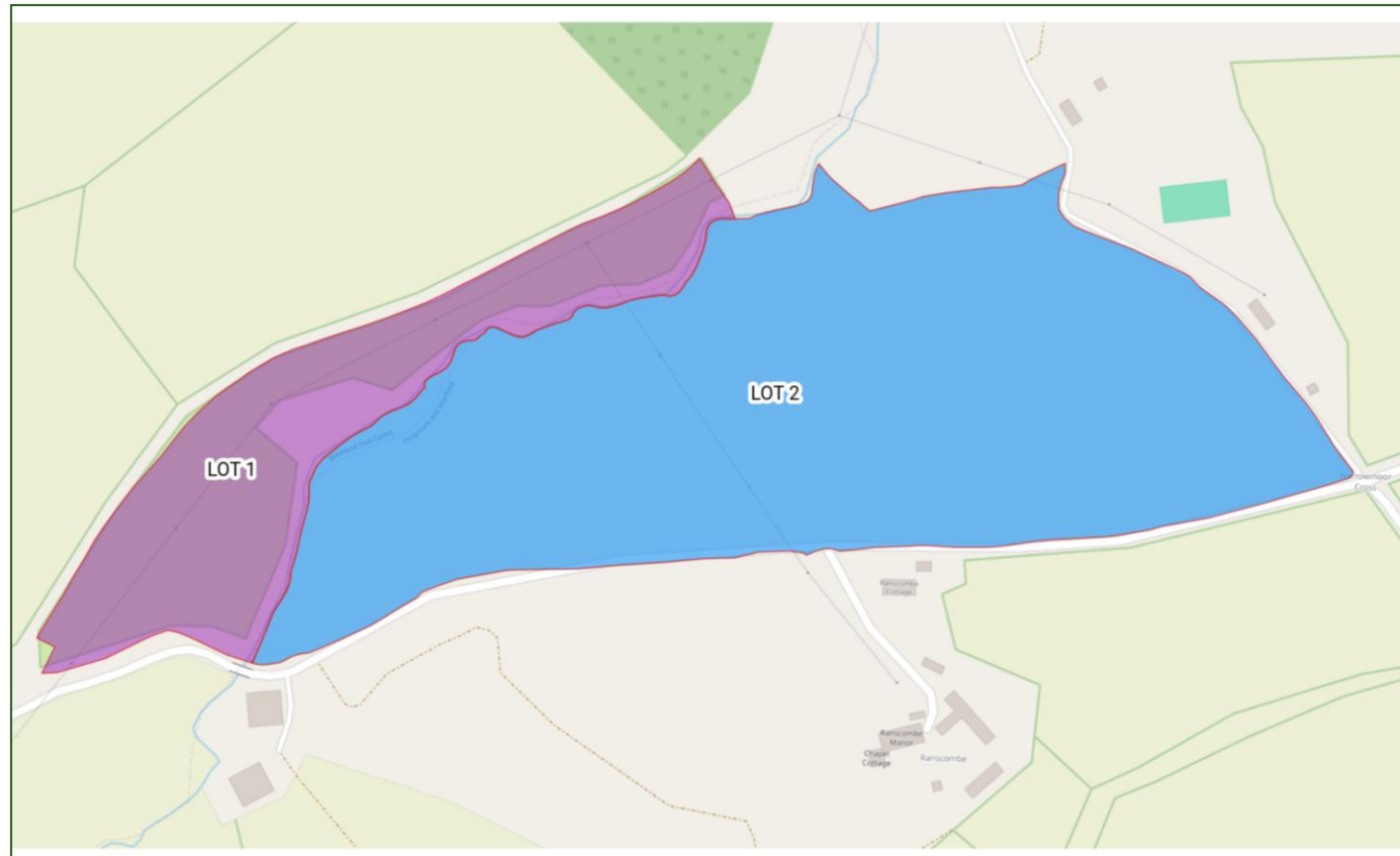
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

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.

Land at Bearscombe, Kingsbridge, Devon TQ7 2DP Site Plan



Site plan for identification purposes only. Not to be relied upon for conveyancing purposes. Not to scale.



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