



# Land part Torr Brook Farm Grimpstonleigh, East Allington, Totnes, TQ9 7QH

Guide Price £95,000



A unique opportunity to acquire 17.74 acres (7.18 hectares) of primarily permanent pasture and woodland copse, with stoned trackways providing excellent year-round vehicular access from north to south. The land is conveniently located close to the A381 Kingsbridge to Totnes Road.

- Extending to 17.74 acres (7.18 hectares) in all
- Primarily permanent pasture land and some woodland copse
- Offering potential for a variety of other uses (subject to planning)
- Benefitting from stoned trackways allowing good vehicular access
- Stream water supply
- Located in a valley with wide stretching views across the South Hams
- For sale by Formal Tender with a deadline date being **Monday 27<sup>th</sup> April 2026 no later than 12 noon**

## Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

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@ farmsandland@luscombemaye.com

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## DIRECTIONS

From Kingsbridge, take the A381 to Totnes. Before reaching The Mounts, turn left at Torr Lane End junction onto Torr Lane, following signs for Higher Torr and Grimstonleigh. Continue for approximately 0.5 miles to Lower Grimstonleigh, then turn left (over the stream) onto the private lane, keeping left. The land will then be found on the right-hand side, identified by a large gateway and track.

What3Words location: foil.preheated.zipped

## SITUATION

The land part Torr Brook Farm is situated on the outskirts of the village of East Allington, in the South Hams area of South Devon. The land lies to the west of the A381 road leading from Kingsbridge to Totnes.

The village of East Allington is approximately 2 miles to the east while the small village of Woodleigh is situated about half a mile to the west. The nearest town of Kingsbridge is about 3.5 miles to the south, whilst the market town of Totnes is about 12 miles to the north.

## DESCRIPTION

The Land part Torr Brook Farm extends to approximately 17.74 acres (7.18 hectares) as outlined on the site plan below. The land is a combination of permanent pasture land, extending to 11.05 acres (4.47 hectares), and the remainder being woodland copse extending to 6.69 acres (2.71 hectares).

The land has a moderate west-facing gradient and is enclosed by natural perimeter hedging on all boundaries. It benefits from stoned trackways providing good year-round vehicular access, together with good stock-proof fencing and gates.

The land is located in the valley to the south of Lower Grimstonleigh and the Parish of Woodleigh and was once part of Torr Farm, East Allington.



In the past the land has been used for livestock grazing/ agricultural purposes but would be very suitable for a variety of uses including recreation/ amenity, equine or alternative uses (subject to obtaining the necessary planning consents).

A schedule of the land is as follows :-

Field Number	Acres	Description
SX7449 4718	5.48	Permanent Pasture
SX7449 3803	3.96	Woodland Copse
SX7448 3894	1.86	Permanent Pasture
SX7448 4479	2.73	Woodland Copse
SX7448 5782	3.71	Permanent Pasture
<b>Total</b>	17.74	(7.18 hectares)

## ACCESS

The land is accessed via the council maintained unmetalled road that leads from Lower Grimstonleigh to Woodleigh

village. There is a further right of access by means of right of way over the land situated on the north boundary which directly adjoins the Land part Torr Brook Farm, further detail regarding this is available in the Legal Pack.

## SERVICES

There is a natural water supply from the stream that flows along the western boundary. No mains services.

## TENURE

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

## PUBLIC RIGHTS OF WAY

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

## SPORTING RIGHTS AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.



#### **METHOD OF SALE**

The land part Torr Brook Farm is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Monday 27<sup>th</sup> April 2026 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land part Torr Brook Farm'.

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 their own solicitor), within 24 hours of written acceptance of their offer. Failure to make this payment within this time frame will result in their tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit is 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.

Moreover, the successful purchaser will be liable to pay the sum of £2,500 plus VAT to the Selling Agent as an

administration fee in addition to their tender 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 obtained from the seller's solicitors, Windeatts of 48 Fore Street, Kingsbridge TQ7 1PE, Attention: Mr Richard Wing, Tel: 01548 858647, e-mail: [richard.wing@windeatts.co.uk](mailto:richard.wing@windeatts.co.uk)

#### **GUIDE PRICE**

£95,000

#### **RESTRICTIVE COVENANT**

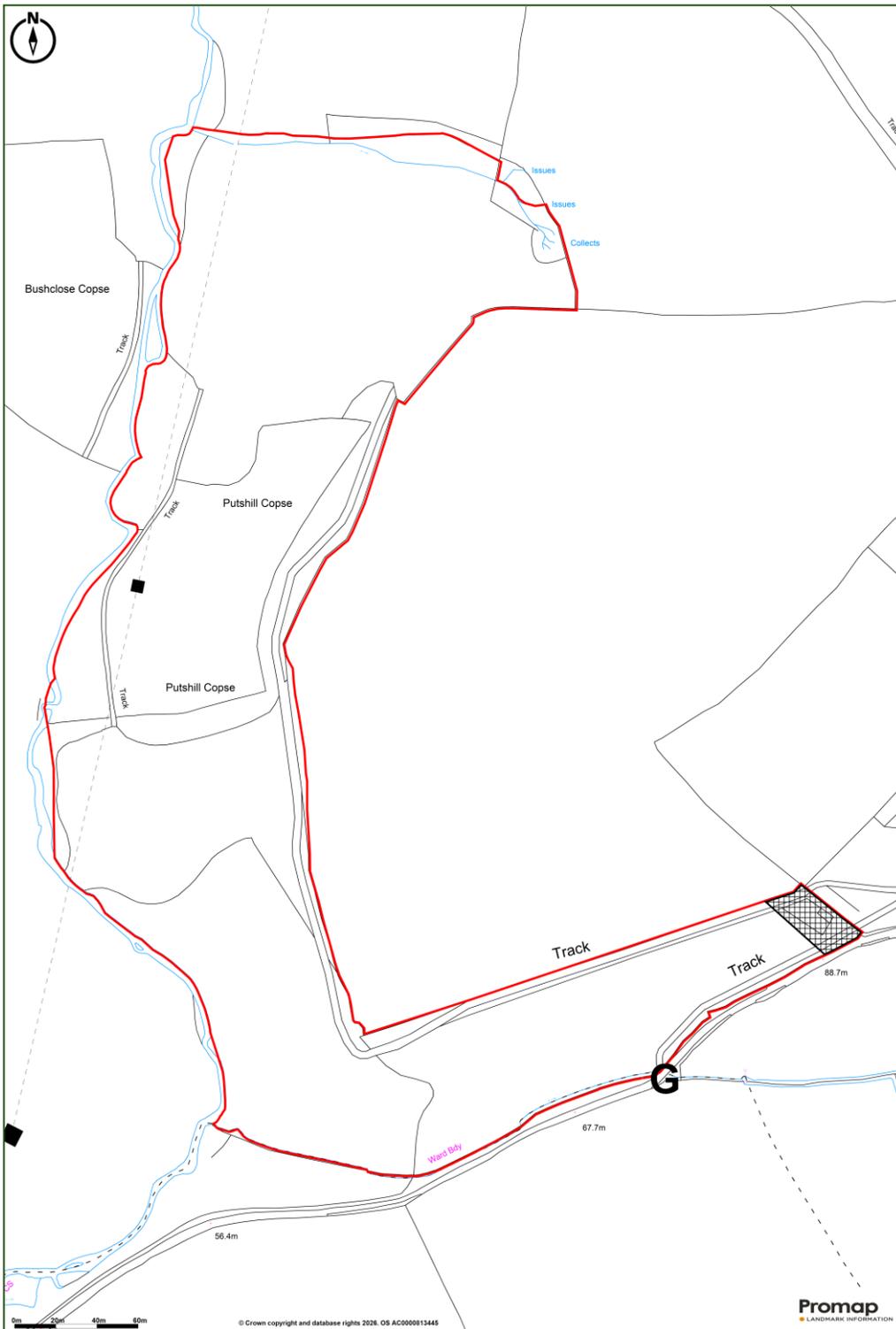
The area of land hatched in black on the site plan is subject to a restrictive covenant to prevent the prospective purchaser from building a structure on this area. Further detail available in the Legal Pack.

#### **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.

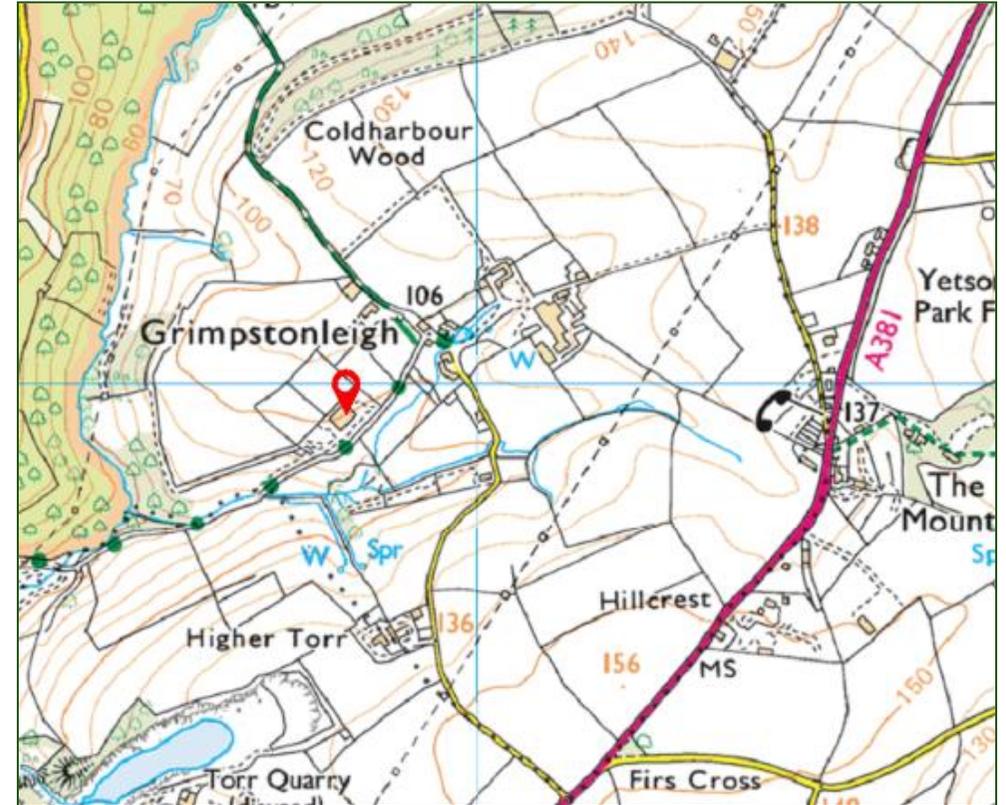
#### **VIEWING**

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP Telephone for details. Please register any viewing with the Selling Agents.



## Land part Torr Brook Farm

East Allington, Totnes TQ9 7QH  
Site & Location Plan



 **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 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.*