

2024 Show Season Success

Luscombe Maye had a wonderfully enjoyable and successful 2024 show season. We were thrilled to welcome all our clients—past, present, and future.

This season, we had the pleasure of attending the Totnes, Yealmpton, and Kingsbridge shows, and we closed the season with the Widecombe Fair. Senior Director Stuart Hext, alongside South Brent Branch Manager Maria Warman and Associate Emily Woodruff, participated in the famous fair tradition, the Uncle Tom Copley Downhill Race, which was thoroughly enjoyed by all spectators.

Our commitment to supporting the local community and those who live and work in the area remains strong as we look forward to the 2025 show season and the opportunity to connect with even more of our valued clients.

Pictured are Luscombe Maye staff who attended and assisted at the Totnes & District Show on July 28th.



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information



Country & Waterside

Earlier this year, we proudly announced the launch of our new Country & Waterside Department offering a bespoke service to clients with prime country homes and unique waterside properties and with access to our most trusted and experienced property professionals, Daniel Butterworth MNAEA and Theo Spink BA (Hons) MNAEA.

All properties are handled by our in-house team, providing expert advice and exemplary personal service. Both Daniel and Theo possess extensive local knowledge of the South Hams and considerable experience selling properties at the top end of the market.

Additionally, clients benefit further by working with their local office in conjunction with the Country & Waterside team ensuring they are guided by the best-informed agents

in the company and can utilise Luscombe Maye's specialized understanding of their individual marketplace.

Importantly, the Country & Waterside department complements the already successful and established departments representing Equestrian Property and Farms & Land throughout the area.

As a company, we are extremely excited to offer this tailored service to our clients. Daniel and Theo are very much looking forward to developing and enhancing this new department.

If you have a country home or a unique waterside property you wish to discuss in complete confidence, please call Daniel or Theo on 01548 845091 or email countryandwaterside@luscombemaye.com



Riding into Autumn and Winter: Opportunities for Buyers and Sellers'

Luscombe Maye's Equestrian department has had an eventful summer, participating in various shows and events, while also successfully listing and negotiating sales of several high-quality equestrian properties.

Despite the challenges of an incessantly wet winter, the equestrian property market quickly found its stride through the spring and summer, with new buyers eagerly registering their requirements, actively viewing and making offers.

As the days grow shorter and the crispness of autumn settles in, the equestrian property market finds itself at an interesting crossroads. Autumn is a transitional time in the equestrian world. The golden leaves and cooler temperatures signal a shift in routines as horses begin to adapt to shorter grazing hours and wetter conditions.

As is typical in this specialised market, demand continues to exceed supply. We maintain an extensive database of registered buyers looking for their ideal equestrian property, whether it be a yard with land, a family home with equestrian facilities, or larger properties tailored to competition riders and livery businesses.



Autumn is an excellent time for sellers to present their properties. Features like well-draining land, all-weather or indoor arenas, and even yard lighting can strongly influence a buyer's decision. As we all prepare for winter, properties that offer convenience and ease through the colder months are in high demand.

If you are considering selling your equestrian property, please contact Sara for a confidential, no-obligation market appraisal of your equestrian property. Tel: 01548 845095 or email: equestrian@luscombemaye.com.

Class Q Here to Stay

In May, the Government issued updates to Class Q Permitted Development rights to allow greater flexibility and opportunity for converting agricultural buildings into dwellings. These updates include, but are not limited to:

- Create up to 10 dwellings totalling a maximum collective floor area of 1000m²
- Create dwellings no larger than 150m²
- Extend the rear of an agricultural building by up to 4 metres onto any existing hardstanding present before 24th July 2023, and extend external dimensions by up to 0.2 metres to allow for replacement windows, doors, roofs, or exterior walls.
- Convert barns no longer used for agriculture (whether unused or empty).
- Convert buildings that are no longer part of an established agricultural holding.
- Convert agricultural buildings permitted under a Full Application before 24th July 2023 (subject to conditions).

The policy includes a one-year grace period during which Class Q developments adhering to the previous edition of the legislation will continue to be permitted. The grace period will cease on the 20th March 2025, at which time all Class Q developments will be subject to the updated legislation.

Lettings Update



The lettings market in the South Hams has experienced strong demand for rental properties throughout the year, and available stock is gradually beginning to catch up.

In 2024, the market has become more price-sensitive, with rents stabilising after the peak years of 2021 and 2022. Landlords are still achieving attractive rental levels, while tenants can feel more at ease knowing that rents are not increasing dramatically as they once did. This has contributed to a more stable market for everyone involved.

In Q3, we've seen an increase in "winter let" properties coming onto the market, as holiday let landlords offer temporary tenancies during the winter months. These short-term rentals provide a great solution for tenants from outside the area looking for a temporary base, as well as locals who are renting while they purchase or build their homes.

Additionally, the trend of longer tenancy lengths continues, with tenants focusing on keeping costs manageable. Many are now moving only when necessary, such as for more space or a better location, rather than simply seeking a change for its own sake.

