

**TO BE LET
BY INFORMAL TENDER
FROM 1st APRIL 2025**

LAND NEAR CHILLINGTON, KINGSBRIDGE, TQ7 2LQ

Some 28.46 acres (11.52 hectares) of permanent pasture available for let in one block on a seasonal Grazing/Mowing Licence commencing on 1st April 2025 until 25th February 2026.

1. SITUATION

The Land near Chillington is situated approximately 0.7 miles to the southwest of the village of Chillington in the South Hams region of South Devon. The land benefits from close proximity to the A379, a key coastal route linking Exeter and Plymouth, which lies around 0.5 miles to the north.

What3Words:- warblers.scanty.went

2. DIRECTIONS

From the village of Chillington, turn off the A379 onto Tanpits Lane and continue for approximately 0.1 miles until you reach Tanpits Cross. At this junction, follow the road to the right, signposted 'Molescombe Kernborough Ford,' and proceed for around 0.4 miles. The subject land will be located on your right-hand side, accessed via a double metal gateway.

3. DESCRIPTION

The land extends to approximately 28.46 acres (11.52 hectares) and is predominantly of a moderate south facing gradient. The land is currently down to permanent pasture and has traditionally been utilised for grazing and mowing purposes.

There are two main access points to the land; a double-width metal gateway in the south-eastern corner of field parcel SX7842 7134 and a single-width metal gateway in the south-western corner of field parcel SX7842 5246. All of the gateways on the land are marked on the site plan by the letter 'G'.

Kingsbridge
62 Fore Street, Kingsbridge,
TQ7 1PP
01548 857474

Modbury
3 Church Street, Modbury,
PL21 0QW
01548 830831

Newton Ferrers
Newton Hill, Newton Ferrers,
PL8 1AA
01752 872417

Salcombe
2 Island Square, Island Street,
Salcombe, TQ8 8DP
01548 845090

South Brent
6 Fore Street, South Brent,
TQ10 9BQ
01364 646170

Totnes
59 Fore Street, Totnes,
TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Yealmpton,
PL8 2EA
01752 880044

Exeter
The Amory Building, Cheriton
Bishop, Exeter, EX6 6JH
01392 908137

London
Cashel House, 15 Thayer
Street, London W1U 3JT
020 7467 5330

  
@luscombe_maye
Luscombe Maye
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The full extent of the Land near Chillington is as approximately outlined in red on the site plan attached and detailed in the schedule below:-

Land near Chillington				
Sheet ID	Parcel ID	Acres	Hectares (ha)	Description
SX7842	5246	13.91	5.63	Permanent Pasture
SX7842	6756	5.65	2.29	Permanent Pasture
SX7842	7134	8.90	3.60	Permanent Pasture
Total		28.46	11.52	

The existing bales on the site will be removed by the former Licensee prior to occupation taking place for the new Licensee.

4. FENCING

Each field parcel is reasonably well fenced at the current time through sheep netting and at least one strand of barbed wire above.

5. SERVICES

The land benefits from mains water supply to field parcels 6756 & 5246 as is shown on the site plan by the letters 'WT'. The Licensee agrees to reimburse the Licensor for any mains water that is consumed. When the Licensor serves an invoice to the Licensee, the Licensee will settle this within 14 days of receipt of the invoice.

6. COUNTRYSIDE STEWARDSHIP MID-TIER AGREEMENT

The land is going to be entered into CLIG3: Manage grassland with very low nutrient inputs and GRH7: Haymaking supplement under the Sustainable Farming Incentive Scheme.

Requirements for CLIG3: Manage grassland with very low nutrient inputs

The Licensor and Licensee must minimise the use of nutrient inputs on the grassland entered into this action by applying no more than either:

- 12 tonnes per ha of cattle farmyard manure
- equivalent amounts of available nutrients as fertiliser or in other organic manures as an alternative to cattle farmyard manure

The Licensee must also do the following on the grassland:

- graze it with livestock or cut it in a way that can reasonably be expected to achieve this action's aim
- minimise bare ground, so the soil is covered by vegetation and is not directly exposed to the elements

There must be an intact grass sward throughout the year, without compacted areas or poaching. The Licensee can carry out supplementary feeding of livestock on the grassland, but the Licensee must make sure this does not cause poaching.

Requirements for GRH7: Haymaking supplement

The Licensee must not graze or cut the sward for a continuous period of at least 8 weeks during the spring and summer months before you harvest the hay crop. This is to allow the sward to develop flowering grasses and wildflowers.

When the Licensee harvests the hay crop, the Licensee must:

- in each land parcel, leave an uncut margin around at least half of the edge of the area entered into this action to provide shelter for invertebrates and small mammals
- leave the cut hay crop to field dry, turning it at least once
- remove the hay crop once it is field dry – it can be unwrapped or wrapped

After the Licensee has removed the hay crop, the Licensee must manage the sward in a way that can reasonably be expected to achieve the relevant base action's aim. This will usually be by aftermath grazing or taking a second cut.

7. PUBLIC RIGHTS OF WAY

There are no public rights of way across the land to our knowledge.

8. SPORTING RIGHTS

All sporting rights will be reserved by the Licensor.

9. TIMBER & FIREWOOD RIGHTS

All timber and firewood are to be reserved for the Licensor's own use.

10. GRAZING LICENSE AGREEMENT

The licensee will be required to conform to all terms of the grazing agreement that will be prepared.

The grazing agreement will incorporate the following:

- 11.1 Details of the land;
- 11.2 The commencement date, being 1 April 2025;
- 11.3 The termination date, being 25 February 2025;
- 11.4 The licence fee will be paid in two instalments in advance on the due dates (1st May 2025 and 1st October 2025) to the Managing Agent, Luscombe Maye.
- 11.5 The Licensee will be required to contribute £195 plus VAT towards the creation of the grazing licence agreement and £250 plus VAT towards Luscombe Maye's marketing expenses.

11. METHOD OF LETTING

Applicants will be given until 12 noon on Monday 14 April 2025 to submit tenders to the office of Luscombe Maye, 62 Fore St, Kingsbridge TQ7 1PP in an envelope clearly marked 'Tender for Land Near Chillington, Kingsbridge'.

The successful applicants will be notified as soon as possible and be required to sign an agreement and settle the first instalment of licence fee and fees, prior to the commencement of the grazing licence.

The Licensor's Agents reserve the right to alter, amend or withdraw the land prior to the closing date for tenders.

The highest or any tender will not necessarily be accepted.

12. VIEWING

The land can be viewed at any reasonable time during daylight hours by interested parties in possession of these particulars.

13. HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. Luscombe Maye will not accept any responsibility in any incident or accident that may happen.

14. DISCLAIMER

These particulars are prepared without responsibility on the part of Luscombe Maye or the client and are intended to give a fair description, but their accuracy is not guaranteed. They do not constitute any offer nor form part of any contract. The licensee should satisfy themselves as to the correctness of all statements contained therein.

Land near Chillington

