





A prime opportunity to acquire some 17.06 acres (6.91 hectares) of desirable agricultural land in Kingsbridge with a stone barn and timber pole barn (extending to 1,719 sq ft) with potential for change of use to residential (subject to planning).

- Approximately 17.06 acres (6.91 hectares) in all of agricultural land
- Stone barn (960 sq ft) and additional pole barn (759 sq ft) offering the potential for change of use to residential (subject to obtaining the necessary planning consents).
- Wide stretching views over Kingsbridge
- Road access
- Potential for other uses including recreation/ amenity/ equestrian use (subject to planning)
- For sale by Formal Tender with a tender closing date of **Tuesday 2nd September 2025 at 12 noon**



DIRECTIONS

From Kingsbridge, head east on the A379 for approximately 400 yards, then turn left onto Derby Road. After 200 yards, turn right to stay on Derby Road and continue for a further 350 yards. Turn right onto High House Lane and proceed uphill for approximately 150 yards, the entrance gateway to the land will be found on the left.

What3Words Location:- boomed.strikers.country

SITUATION

Dodbrooke Hills is situated in parish of Dodbrooke, now part of the market town of Kingsbridge in the South Hams area of South Devon with an area designated as a National Landscape.

Kingsbridge is a charming market town with a range of local amenities including a traditional high street, with estuary views and a welcoming community atmosphere.

The nearby coastal town of Salcombe, renowned for its holiday destination is approximately 6.5 miles to the south. While the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles to the north west.

DESCRIPTION

Dodbrooke Hills comprises two stone barns together with approximately 17.06 acres of agricultural land in all, the full extent of which is outlined in red on the site plan below.

Currently arranged in two enclosures, the land comprises a combination of gentle, moderate and in some places steep north and west facing gradients.

The perimeters of the land at are predominantly stock fenced, with agricultural land bordering the north, east and south boundaries. Kingsbridge rugby club also lies to the south. The land benefits from wide stretching views over the town of Kingsbridge due to its elevated position.

The land has previously been used for livestock grazing/ agricultural purposes with field parcel SX7443 2691 used for arable cropping but would be very suitable for a variety of uses including agricultural, recreation/ amenity, equine or alternative uses (subject to obtaining any necessary planning consents).

A schedule of the land is set out below :-

Field Number	Acres	Description
SX7443 0790	6.92	Permanent Pasture
SX7443 2691	9.78	Temporary grass
-	0.36	Area occupied by buildings
Total	17.06	(6.91 hectares)

Buildings

Located near the heart of the land, the buildings extend to a total of some 1,719 square feet 89.19 square metres) as summarised below :-

1. Stone Barn - 32' x 30' (960 sq ft)

Traditional stone and timber frame building, part concrete blockwork walls under a corrugated roof with part earth, part concrete floor.

2. Timber Pole Barn - 23' x 33' (759 sq ft)

Part stone and timber framed building beneath a corrugated roof with an earth floor.

ACCESS

Access to the land is through a single vehicular width gateway located in the most westerly corner of the land off the shared private road known as High House lane which then connects onto Derby Road. The gateway is approximately marked by the letter 'G' on the site plan.

SERVICES

It is believed that there is a mains water supply serving a stone drinking trough, located on the eastern boundary in field parcel SX7443 0790 marked by WT on the site plan below. Please note that the source of this water is uncertain and buyers are advised to make their own enquiries with the relevant utility company.

TENURE

The land is being offered on a freehold basis subject to a Farm Business Tenancy which expires on 30 April 2027. Following completion, the remaining rent will be transferred to the new landlord in the same way as set on in the agreement.

OVERAGE CLAUSE

Dodbrooke Hills is not being sold subject to an overage clause in respect of any future change of use or development.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

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

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land offered for sale as far as known. The Public rights of way that run adjacent to the land but fall outside its boundaries are shown approximately on the site plan below.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included with the land as far as known.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders **Tuesday 2nd September 2025 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Dodbrooke Hills'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller and provide a deposit equivalent to 10% of their offer price as their tender.

If either of these two component parts are not submitted, their tender risks being declined.

Moreover, the successful purchaser will be liable to pay the sum of £2,500 + VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitutes an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

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 solicitor, Wollens solicitors of Aperture, Pynes Hill, Rydon Lane, Exeter, EX2 5AZ Attention: Richard Phillips Tel: 01392 274006, e-mail: Richard.Phillips@wollens.co.uk

GUIDE PRICE

£150,000

LOCAL AUTHORITY

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

HEALTH & SAFETY

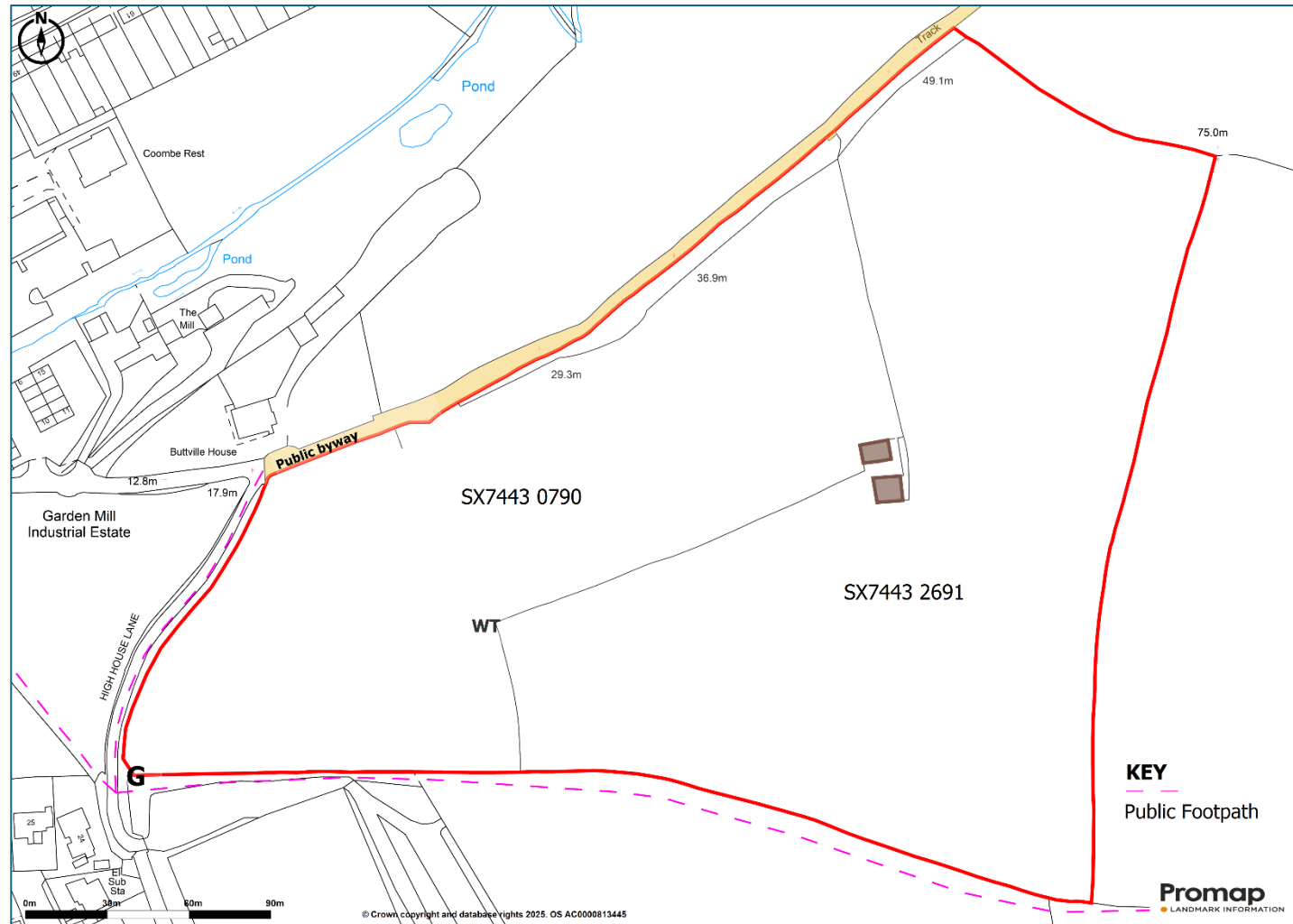
Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye Farms & Land at 62 Fore Street, Kingsbridge. Telephone 01548 800183 for details.

Please close all gates behind you as there may be livestock present in the fields.

Dodbrooke Hills, High House Lane, Kingsbridge TQ7 1JL Site Plan



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

📞 01548 800183

@ farmsandland@luscombemaye.com

🌐 luscombemaye.com

 **Luscombe Maye**
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.