





A rare opportunity to acquire some 8.01 acres (3.24 hectares) of agricultural land/pony paddock, benefiting from three stables, located in a desirable rural setting on the fringe of the Dartmoor National Park, offered as a whole or in two separate lots.

- Approximately 8.01 acres (3.24 hectares) in all
- For sale as a whole or in up to two lots to suit purchasers' requirements
- Timber frame stables block (50 square metres) consisting of three stables
- South facing permanent pasture
- Mains water connected
- Good road access
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- For sale by Formal Tender with a closing date of Friday 19<sup>th</sup> September at 12 noon

#### **DIRECTIONS**

From Bittaford, head west on the B3213 towards Ivybridge. At Bittaford Cross, turn left onto Wrangaton Road, passing under the railway bridge. After approx. 0.5 miles, the gate to Lot 1 is on the left.

Continue for 175 yards, then turn right. After a further 350 yards, the wooden gate to Lot 2 is on the right.

What3Words Location (Lot 1) – forum.scream.views

What3Words Location (Lot 2) – habits.racetrack.sampling

#### **SITUATION**

The land is situated on the between the villages of Bittaford and Wrangaton, in the South Hams area of South Devon and within the Dartmoor National Park.

The villages of Bittaford and Wrangaton are approximately 0.4 miles to the west and 1.2 miles to the north. While the nearby market town of Ivybridge is approximately 3 miles, to the south west, while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 1.3 miles to the east.

#### **DESCRIPTION**

Land to the west of Leigh Farm comprises approximately 8.01 acres (3.24 hectares) in all, the full extent of which is outlined in red on the site plan.

The land has been used for livestock grazing in the past but would be very suitable for a variety of uses including equestrian, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

#### **LOT 1 (as shaded blue on the site plan)**

Extending in all to approximately 5.55 acres (2.24 hectares) of primarily permanent pastureland with an area of copse/ woodland in the south eastern corner.

Lot 1 benefits from a stable block measuring approximately [10m x 5m], 50 square metres comprising three stables. The structure is of timber frame construction, under a box profile corrugated roof with a concrete floor.

The land is of a gentle south facing gradient and is bound by mature Devon hedge banks.

Accessed via a single vehicular width gateway on the northern boundary off the council maintained highway (Wrangaton Road) marked with the letter 'G' on the site plan.

Lot 1 benefits from a mains water supply, serving a water trough within the woodland area, marked by the WT on the site plan.

#### **LOT 2 (as shaded green on the site plan)**

Extending to 2.46 acres (0.99 hectares) of permanent pasture, the land also enjoys a gentle south-facing gradient, bounded by mature Devon hedgebanks and stock-fenced along the southern boundary.

Access to the land can be gained through the single vehicular width wooden gateway in the south-eastern corner of the field parcel, marked with the letter 'G' on the site plan.

Lot 2 benefits from mains water supply to a standpipe and trough, however, it is not known where this existing supply comes from and may be disconnected. The buyer will be required to make arrangements with South West Water to install a separate metered supply if they are in any doubt that the existing supply will continue.

#### **TENURE**

The land is being offered on a freehold basis with vacant possession being available on legal completion.

#### **PUBLIC RIGHTS OF WAY**

There are no public rights of way over the land as far as are known.

#### **SPORTING AND MINERAL RIGHTS**

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

#### **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.

#### **METHOD OF SALE**

The land is being offered for sale by Formal Tender (unless sold prior), with a tender closing date of Friday 19<sup>th</sup> September 2025 at 12 noon.

Tenders must be submitted to 62 Fore Street, Kingsbridge TQ7 1PP in an envelope clearly marked 'Land to the West of Leigh Farm'.

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

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

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute 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 conditions of sale within 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 requested from the seller's solicitors, Busbys Solicitors, The Strand, Bude EX23 8TJ. Attention: Mr Josh Gardner Tel: 01288 359000 or e-mail [jg@busbylaw.co.uk](mailto:jg@busbylaw.co.uk)

#### GUIDE PRICES

Lot 1 (shaded blue) - £100,000

Lot 2 (shaded green) - £50,000

The Whole (outlined red) - £150,000

#### LOCAL AUTHORITY

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

**Planning authority** - Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093

#### 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.

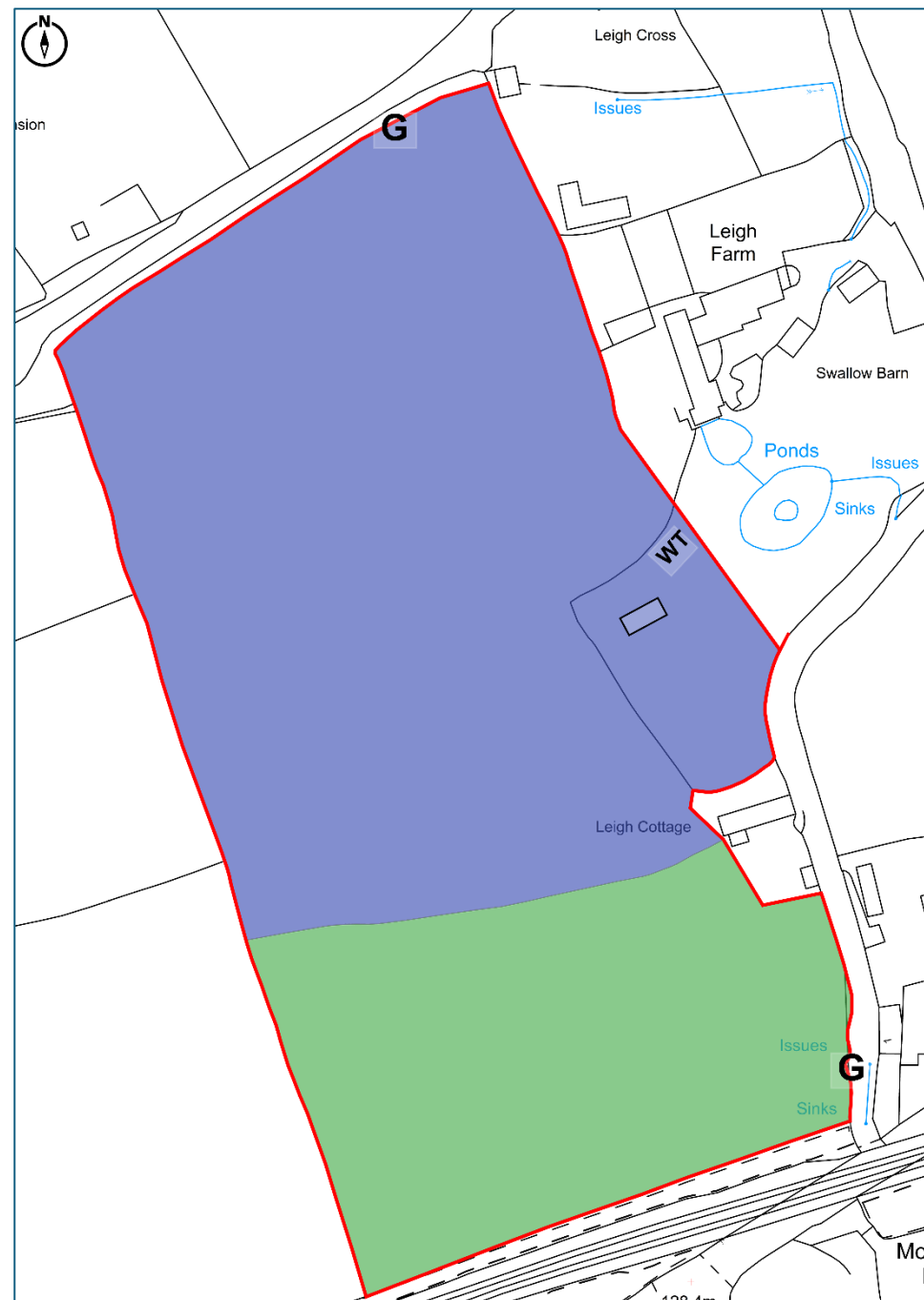


#### Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

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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.