





A unique opportunity to acquire an attractive parcel of land extending to approximately 2.83 (1.14 hectares) ideally situated on the edge of the popular seaside town of Dartmouth in the South Hams area of South Devon.

- Approximately 2.83 (1.14 hectares) in all
- Permanent pasture land with natural perimeter hedges
- Located on the edge of the town of Dartmouth
- Peaceful & tranquil location
- Road frontage on northern boundary
- Suitable for a range of other uses to include amenity or alternative uses (STP)
- Legal pack available from sellers solicitor, see details below.
- For sale by Formal Tender with a closing date of Tuesday 28th October on or before 12 noon

DIRECTIONS

From Totnes, take the A381 south for 5.5 miles, then turn left onto Church Street. After 500 yards, turn left at Halwell Cross towards Dartmouth and continue on the A3122 for 6 miles. At the roundabout, take the second exit onto Yorke Road. After 1 mile, turn left onto Redlap Road, then left again onto Weeke Hill after 175 yards. Continue for 500 yards and the entrance leading to the land is on the left.

What3Words Location:- imprinted.freedom.waxing

SITUATION

The property is located south of Dartmouth in the South Hams area of South Devon within an Area Designated as National Landscape (formerly known as AONB). The nearby town of Dartmouth is approximately 2.1 miles to the south via the A379.

The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles distant.

DESCRIPTION

Weeke Field extends to approximately 2.83 acres (1.14 hectares) of predominantly permanent pasture, with an area of scrub and amenity land, as outlined in red on the site plan below.

The land comprises a combination of gentle and moderate north facing gradient. Enclosed by mature devon hedgebanks and a variety of standard trees and immature plantings. The land benefits from road frontage on the north boundary, with a residential property to the east and agricultural land to the south and west boundaries.

The land has previously been used for livestock grazing and agricultural purposes 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).

ACCESS

Access to the land is available via a single vehicular width gateway located in the north eastern corner of the land via a right of way claimed by long use over unregistered property to the north east, serving both Weeke Field and

Weeke Cottage. The gateway is approximately marked by the letter 'G' on the site plan.

A track has been cut around the perimeter to allow easier viewing of the field.

SERVICES

There are no services connected to the land.

TENURE

The property is held on a freehold basis with vacant possession being available on legal completion.

OVERAGE CLAUSE

Weeke Field is subject to an overage clause for 20% of the uplift in value in respect of any development for a period of 25 years, payable on grant of planning permission.

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 is a public right of way (Dartmouth Footpath 6) which runs along the eastern boundary of the field parcel, as 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 of **Tuesday 28th October 2025 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'Weeke Field'.

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 £1,500 + 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 requested from the sellers solicitors:- Loxley Legal, Gloucestershire
Attention: Pierre Bell; Partner. Tel: 01453 700629
Email: pierre.bell@loxleylegal.com

Buyers are advised to thoroughly read through this before submitting a tender.

GUIDE PRICE

£30,000

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.



Weeke Field, Dartmouth Site Plan

Site Plan for identification purposes only. Not to be relied upon for conveyancing purposes.



Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

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🌐 luscombemaye.com

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.