

**TO BE LET
BY INFORMAL TENDER
FROM 1 MARCH 2026**

**Land and Buildings at Camphill Devon, Buckfastleigh,
Devon, TQ11 0JN
Land at Merrifield, Buckfastleigh, Devon, TQ11 0HE
(Property)**

**Some 55.71 acres (22.55 ha) of predominately permanent pasture land for let
as a whole on a Farm Business Tenancy, for a period of 6 years, commencing
on 1st March 2026 and ending on 29th February 2032.**

1. SITUATION

The Land and buildings at Camphill Devon and Land at Merrifield are situated in a rural location, approximately 1.3 miles to the northwest of the market town of Buckfastleigh. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network is located approximately 2.2 miles to the southeast.

Land at Camphill - What3Words: loans.radically.cheer
Buildings at Camphill – What3Words: cosmic.talent.factories
Land at Merrifield – What3Words: dolphins.leaps.folks

2. DESCRIPTION

The full extent of the Land at Camphill Devon and Land at Merrifield, is as approximately outlined in red on the site plan attached to these letting particulars. The land is predominantly of a gentle to moderately sloping gradient and extends in all to approximately 55.71 acres (22.55 hectares) of mostly permanent pasture.

The land has traditionally been used for sheep and cattle grazing and cutting purposes. Moreover, the land is mainly enclosed with sheep netting fencing with two strands of barbed wire above but is generally in a reasonably poor condition. The land is available for livestock and arable enterprises, but not for growing potatoes or vegetables.

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
luscombemaye.com

A schedule of the land is as follows:-

Land part Camphill & Land at Merrifield				
Sheet ID	Parcel ID	Acres	Hectares (ha)	Description
SX7266	9324	8.97	3.63	Permanent Pasture
SX7366	917	3.53	1.43	Orchard/Permanent Pasture
SX7366	1322	1.41	0.57	Overgrown
SX7366	9538	1.06	0.43	Permanent Pasture
		0.00		Lower & Higher Barn – see below description
SX7166	6274	3.81	1.54	Permanent Pasture
SX7166	7574	1.36	0.55	Permanent Pasture
SX7166	5369	3.39	1.37	Permanent Pasture
SX7166	4667	3.63	1.47	Permanent Pasture
SX7166	3766	2.89	1.17	Permanent Pasture
SX7166	2766	4.42	1.79	Permanent Pasture
SX7166	2380	4.42	1.79	Permanent Pasture
SX7166	3881	4.97	2.01	Permanent Pasture
SX7166	5583	3.36	1.36	Permanent Pasture
SX7166	7091	3.21	1.3	Permanent Pasture
SX7166	7195	2.45	0.99	Permanent Pasture
TOTAL		52.88	21.40	

It should be noted that the Landlord will undertake to clear the overgrown vegetation in field parcel 1322 within three months of the commencement of the FBT and thereon it can then be grazed by the Tenant as the Landlord is keen for this field parcel to be used for agricultural purposes.

SCHEDULE OF BUILDINGS

1. Lower Barn

Timber framed building with a pitched corrugated roof and part concrete part earth floor. Extending to approximately 80' x 55'. Adjoining the building is a former milking parlour used as a store.

2. Higher Barn

Timber framed building with earth floor and corrugated roof. Extending to approximately 70' x 30'.

3. ACCESS

Access can be gained to the blocks of land by the adjoining council and privately maintained highways through the external gateways that are approximately marked on the plan under the letter 'G'.

Please note, access to the Land at Camphill is only available along the area shaded in blue on the attached site plan (i.e. no access is available through Camphill Devon Campus).

4. SERVICES

The Land at Camphill Devon benefits from a private shared spring supply. The Farm will be supplied but this water supply is not guaranteed in the event of a drought. In this circumstance, the Tenant would have to source their own water.

The Land at Merrifield also benefits from a metered mains water supply and any water used would be at the tenants expense

5. FENCING, GATES & TREE SURGERY

The Landlord will look favourably upon any tenders whom are willing to fence the land with sheep netting and two strands of barbed wire, using either creosote or chestnut stakes and complete tree surgery. Furthermore, the Landlord is happy for the prospective tenant to enter a Countryside Stewardship Capital Grant agreement to fund the fencing of which the previous grant payment rates were previously £7.47 per metre (under FG2 – sheep netting fencing) and the tree surgery (under TE11 – which previously paid £73.36 or £146.72 per tree)

Should any potential tenants have any queries regarding a Countryside Stewardship Capital Grant application, please do not hesitate to contact Luscombe Maye's Rural Professionals Team on 01364 646 177.

6. USE OF LAND

The land is available to be used for livestock grazing/conservation and/or arable use as may suit the tenant's requirements but not for the growing of potatoes or vegetables.

No subletting of the land is permitted without the landlord's written consent.

7. BREAK CLAUSE

There is a break clause available for only the Landlord on the 3rd anniversary of the start date of the tenancy agreement subject to twelve months written notice.

8. SPORTING RIGHTS

All sporting will be reserved by the landlord.

9. TIMBER & FIREWOOD RIGHTS

All timber and firewood are to be reserved for the landlord's own use. However, the Landlord would look favourably upon any prospective tenant who would be happy to remove the fallen timber or branches throughout the tenancy agreement.

10. TENANCY AGREEMENT

The tenant will be required to conform with all terms of the agreement that will be prepared. At the end of the tenancy, the tenant will be required to seed the land with grass so that the land is given back in the same condition as it was found on the commencement of the agreement.

The tenancy agreement will incorporate the following:

- 10.1 Details of the land;
- 10.2 The commencement date, being 1st March 2026;
- 10.3 The termination date, being 29th February 2032;
- 10.4 The rent will be paid in half yearly instalments in advance on the due dates, to the Managing Agent, Luscombe Maye, together with an agency charge of 10% plus VAT by standing order, this to be set up prior to the tenant taking occupation of the land;
- 10.5 The nature of the lease, which will be agricultural;
- 10.6 The tenant's contribution towards the cost of the Farm Business Tenancy will amount to £375 plus VAT.
- 10.7 The land will be under a Farm Business Tenancy (FBT) and will include a break clause after three years, which is only exercisable by the landlord.
- 10.8 In the event that a photographic Record of Condition is prepared for the land the tenant's contribution will amount to £300 plus VAT.

11. INSURANCE

The tenant will be responsible for his own insurance of any produce, stores, livestock, forage and any others items stored on the land against fire, theft or other damage.

12. METHOD OF LETTING

Applicants will be given until 12 noon on Tuesday 17 February 2026 to submit tenders to the office of Luscombe Maye, 6 Fore Street, South Brent TQ10 9BQ in an envelope clearly marked 'Tender for Land at Camphill Devon and Land at Merrifield'.

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

The landlords' 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.

13. VIEWING

Viewing days to inspect the Land at Camphill Devon & Merrifield are as follows:-

- 1) Thursday 29 January from 2pm – 4pm

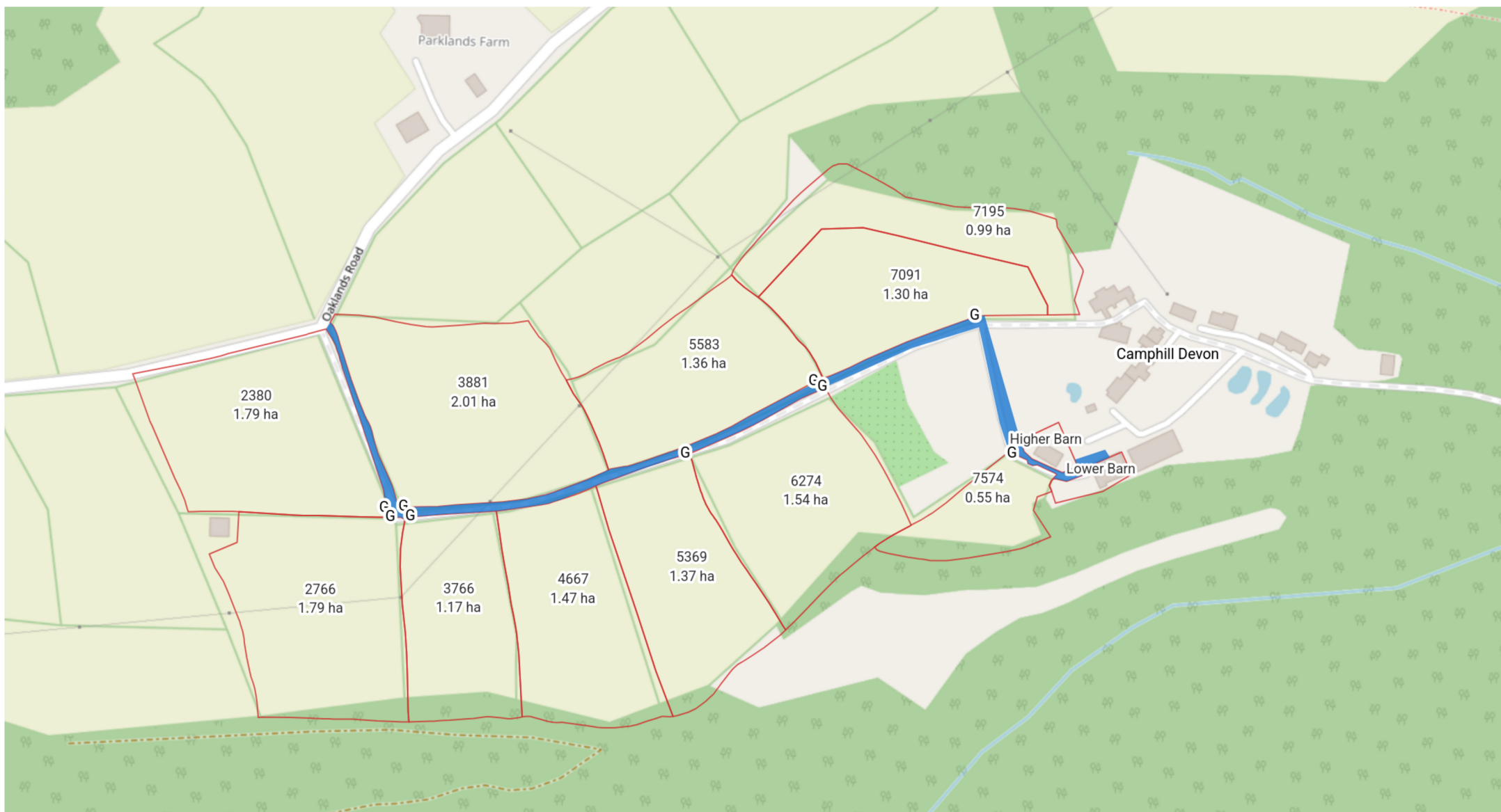
- 2) Tuesday 10 February from 2pm – 4pm
- 3) Monday 16 February from 10am - midday

No viewings are permitted outside of the above-mentioned timeframes due to the vulnerability of some of the people who reside at Camphill Devon

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 tenant should satisfy themselves as to the correctness of all statements contained therein.

Land at Camphill Site Plan



Land at Merrifield Site Plan



Land part Camphill Devon & Land at Merrifield
Site Plan

