

TO BE LET
BY INFORMAL TENDER
FROM 20th APRIL 2026

Land in Torbay

Approximately 414.02 acres (167.56 ha) of land for let in lots on a licence for a term from 20th April 2026 and ending on 31st October 2026

1. Situation

The land is situated in a number of locations around Torbay as marked on the location plan attached. The What3Words locations are set out below are for the main entrance points, alternative access points are available for some lots as indicated on the site plans.

Lot 1 – Maidencombe
///smart.deputy.dialects

Lot 2 – Cockington
///jaundice.backed.lottery

Lot 3 – South of Ocombe
///advice.shirt.jumps

Lot 4 – Higher Ramshill Lane
///pose.rush.jazz

Lot 5 – Sharkham Point
///faster.lawyer.poets

Berry Head
///candidate.loses.flattered

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

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

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

Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

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

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

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

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

 luscombe_maye
 luscombe_maye
 luscombemaye.com

2. Description

The full extent of the land to be let is shown on the attached plans edged in red. Tenders will be considered as a whole or in lots as indicated.

The land has been managed as part of a mixed farming system with cattle and sheep grazing as well as arable cropping in some areas. The land is not suitable for maize.

The land is to be let as found and therefore applicants must satisfy themselves of the suitability of the land prior to submitting a tender.

Lot 1 – Land at Maidencombe

A block of 136.87 acres of permanent pasture with access points just off Teignmouth Road. The nature of this land is sloping and coastal and has a number of public rights of way across the block. Water is available to most fields. A right of way (marked in purple) is shown to reach the land scheduled as South Maidencombe. The Community Orchard is not available for grazing and not included in the letting.

The land is classified as predominantly Grade 4 agricultural land.

Parcel number	Ha	Acres	Use
NORTH MAIDENCOMBE			
SX9269 6263	2.93	7.24	Permanent pasture and scrub
SX9269 7958	1.61	3.98	Permanent pasture
SX9369 0154	2.24	5.54	Permanent pasture
SX9269 8043	4.61	11.39	Permanent pasture
SX9269 9641	2.58	6.38	Permanent pasture
SX9269 9721	1.72	4.25	Permanent pasture
SX9269 8318	2.35	5.81	Permanent pasture
SX9269 6235	5.86	14.48	Permanent pasture
SX9269 5237	0.56	1.38	Permanent pasture
SX9269 5716	0.28	0.69	Permanent pasture
SX9269 7503	2.18	5.39	Permanent pasture
SX9269 5705	2.17	5.36	Permanent pasture
SX9268 5589	1.68	4.15	Permanent pasture
SX9268 6895	1.73	4.27	Permanent pasture
SX9268 8092	1.55	3.83	Permanent pasture
SX9268 7680	1.10	2.72	Permanent pasture
SX9268 6582	1.15	2.84	Permanent pasture
SX9268 6176	0.94	2.32	Permanent pasture
SX9268 4476	0.91	2.25	Permanent pasture
SX9268 6271	1.29	3.19	Permanent pasture
SX9268 8068	2.40	5.93	Permanent pasture
SX9268 6758	0.65	1.61	Permanent pasture
SX9268 5866	0.77	1.90	Permanent pasture
SX9268 4667	0.71	1.75	Permanent pasture
Sub-Total:	43.97	108.65	

SOUTH MAIDENCOMBE			
SX9268 7138	0.46	1.14	Part Permanent pasture / Part scrub
SX9268 7031	1.68	4.15	Permanent pasture
SX9268 6428	0.53	1.31	Permanent pasture
SX9268 5727	0.78	1.93	Permanent pasture
SX9268 6220	0.81	2.00	Permanent pasture
SX9268 6316	0.35	0.86	Permanent pasture
SX9268 6611	2.14	5.29	Permanent pasture
SX9267 6697	2.25	5.56	Permanent pasture
SX9267 6672	2.42	5.98	Permanent pasture
Sub-Total:	11.42	28.22	
TOTAL:	55.39	136.87	

Lot 2 – Land at Cockington

A block of 195.41 acres in total with 153 acres of permanent pasture and some 37.44 acres of arable stubbles that could be drilled to spring barley. Excluded from the letting is 25.48 acres of winter barley already sown (shaded on the plan). This lot will be let as a whole to one occupier due to the access but on two agreements, part grazing licence and part cropping licence. A right of way (marked in purple) will be granted to the contractor who will be combining the winter barley, the crop is therefore not included in the letting.

At the southern end of the block there are high levels of public access around Cockington Village. There are a variety of access points but not all are suited to large machinery.

The land is classified as predominantly Grade 3 agricultural land.

Parcel number	Ha	Acres	Use
SX8865 1007	5.29	13.07	Permanent pasture
SX8865 3412	5.08	12.55	Permanent pasture
SX8865 5015	1.73	4.27	Permanent pasture
SX8864 3490	5.96	14.73	Permanent pasture
SX8864 4076	5.52	13.64	Permanent pasture
SX8865 7005	5.18	12.80	Temporary pasture
SX8864 8893	3.11	7.68	Temporary pasture
SX8864 9887	2.38	5.88	Temporary pasture
SX8864 8946	4.79	11.84	Arable stubble
SX8864 9951	2.01	4.96	Permanent pasture
SX8864 6226	3.89	9.61	Arable stubble
SX8864 7607	2.39	5.91	Arable stubble
SX8864 8321	4.08	10.08	Arable stubble
SX8964 0331	0.92	2.27	Permanent pasture
SX8964 1029	1.27	3.14	Permanent pasture

SX8964 1923	0.84	2.08	Permanent pasture
SX8864 8804	0.93	2.30	Permanent pasture
SX8964 0402	0.93	2.30	Permanent pasture
SX8863 7891	3.05	7.54	Permanent pasture
SX8863 6784	2.62	6.47	Permanent pasture
SX8863 7562	2.42	5.98	Permanent pasture
SX8863 9073	4.39	10.85	Permanent pasture
SX8863 9457	2.59	6.40	Permanent pasture
SX8963 2063	4.60	11.37	Permanent pasture
SX8963 0149	0.57	1.41	Permanent pasture
SX8963 1249	0.83	2.05	Permanent pasture
SX8963 2547	0.91	2.25	Permanent pasture
SX8963 2452	0.80	1.98	Permanent pasture
TOTAL:	79.08	195.41	
Excluded			
SX8864 6562	7.00	17.30	Winter Barley
SX8864 6942	3.31	8.18	Winter Barley

Lot 3 – South of Occombe

This lot comprises a block of 13.71 acres of permanent pasture with a temporary lay in field number 3183 suitable for mowing and 5.93 acres of arable stubbles that are available for cropping.

There is natural water to field parcels 3302 and 2597. The land is classified as predominantly Grade 2 agricultural land.

Parcel number	Ha	Acres	Use
SX8763 2706	0.82	2.03	Permanent pasture
SX8763 2204	0.30	0.74	Permanent pasture
SX8762 2597	0.28	0.69	Permanent pasture
SX8763 3302	1.01	2.50	Permanent pasture
SX8762 3183	3.14	7.76	Temporary pasture
SX8762 3982	0.67	1.66	Arable stubble
SX8762 5276	1.73	4.27	Arable stubble
TOTAL:	7.95	19.64	

Lot 4 – Higher Ramshill Lane

The final lot comprises 32.15 acres of permanent pasture with an access only being available off Higher Ramshill Lane. There is no troughed water supply just a natural water supply only. There is no access through the housing estate. All the parcels are accessed from the Higher Ramshill Lane gate.

Parcel number	Ha	Acres	Use
SX8661 5963	0.76	1.88	Permanent pasture
SX8661 6359	1.83	4.52	Permanent pasture
SX8661 4749	0.98	2.42	Permanent pasture
SX8661 5246	0.55	1.36	Permanent pasture
SX8661 6043	1.03	2.55	Permanent pasture
SX8661 4539	1.17	2.89	Permanent pasture
SX8661 4125	2.85	7.04	Permanent pasture
SX8661 6634	1.63	4.03	Permanent pasture
SX8661 6917	1.13	2.79	Permanent pasture
SX8661 6010	1.08	2.67	Permanent pasture
TOTAL:	13.01	32.15	

Lot 5 – Sharkham Point, Brixham

Lot 5 comprises 14.27 acres (5.78ha) of cattle grazing only at Sharkham Point. Water is available. Access to the land is reached via St Mary's Road to reach Sharkham Point car park. The land is permanent pasture and part of the Sharkham Point Site of Scientific Interest and National Nature Reserve.

Parcel number	Ha	Acres	Use
SX9354 4072	5.78	14.27	Permanent pasture – cattle only
TOTAL:	5.78	14.27	

Berry Head

In addition to the above land at Sharkham Point grazing is also available at Berry Head. 15.68 acres (6.35ha) of land for grazing with cattle only. Access to the land is available from Berry Head Road and a gateway into the land parcel is located in the south-west corner of the land indicated by the What3Words location. This land is permanent pasture forming part of the Berry Head National Nature Reserve. Water is available from a water trough located as marked on the plan.

Parcel number	Ha	Acres	Use
SX9456 0142	6.35	15.68	Permanent pasture – cattle only
TOTAL:	6.35	15.68	

3. Background

The land was managed by the Torbay Coast and Countryside Trust and is now under the management of Swisco, a Torbay Council owned company. The intention is for this to be a short term management policy while investigations are underway and the long term management of these areas is considered.

Graziers who may be interested in a long term partnership with Swisco should make themselves known to the agents, Luscombe Maye.

4. Attention and fertilizer

The land is being let on the basis of no attention being supplied by the Licensor and no fertilizer will be applied by the licensor.

5. Sporting Rights

The Licensor reserves the sporting rights over the land.

6. Licensor's Timber

The Licensor reserves the right to all timber and firewood in relation to fallen trees, with any work or expenses incurred in relation to the removal thereof being their responsibility.

7. Access

Access can be gained to the blocks of land by the gateways as marked on the plan by the letter 'G'.

8. Services

Water is available to most lots, natural water only at Lot 4.

9. Fencing

The land is to be let as found, there will be no contribution towards any fencing. The licensee must satisfy themselves that the fencing and boundaries are suitable and if not provide their own temporary fencing for the duration of the agreement.

10. Use of land

The land is available as indicated in the schedule. Sub-letting of the land is strictly prohibited.

11. Licence agreement

The licensee will be required to conform with all terms of the Grazing and/or Cropping Licence agreement.

The licensee will be required to maintain the land in the same condition as found on commencement of the agreement. Any damage to the land would need to be rectified by the licensee prior to vacating the land.

The licence agreement will incorporate the following:

- Details of the land;
- The commencement date, being 20th April 2026;
- The termination date, being 31st October 2026;

- The licence fee will be paid in two instalments in advance on the due dates, to the Managing Agent, Luscombe Maye, prior to taking occupation together with an agency charge of 10% plus VAT by standing order, this to be set up prior to the licensee taking occupation of the land;
- The nature of the licence, which will be purely agricultural, mowing, grazing or cropping as appropriate
- Each Licensee will be required to contribute £195 plus VAT towards the creation of the grazing and/or cropping licence agreement.

Specifically for Lot 5:

- The nature of the licence will be purely grazing only with cattle.

12. Management requirements

It is important that the prospective licensees make themselves familiar with the land before tendering and satisfy themselves of the access routes, public rights of way, water availability and the condition of the fencing. The Licensee must take responsibility at all times for managing any grazing livestock moved onto the land. The licensor takes no responsibility for any straying livestock and reserves the right to end the agreement early should the grazier's stock not be compatible with the public access. In this scenario there will be no return of licence fee.

13. Public rights of way

There are a number of public rights of way across the sites and it is important that Licensees are aware of these routes and ensure that they are kept open at all times.

14. Insurance

The Licensee 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.

15. Method of letting

Applicants will be given until 12 noon on Monday 30th March 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 in Torbay'.

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 licence.

The Letting 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. The tender form gives details on how tenders will be considered.

16. Viewing

Prospective Licencees may view the land by themselves with a copy of these letting particulars to hand, please note to register with the letting agents on 01364 646171 beforehand.

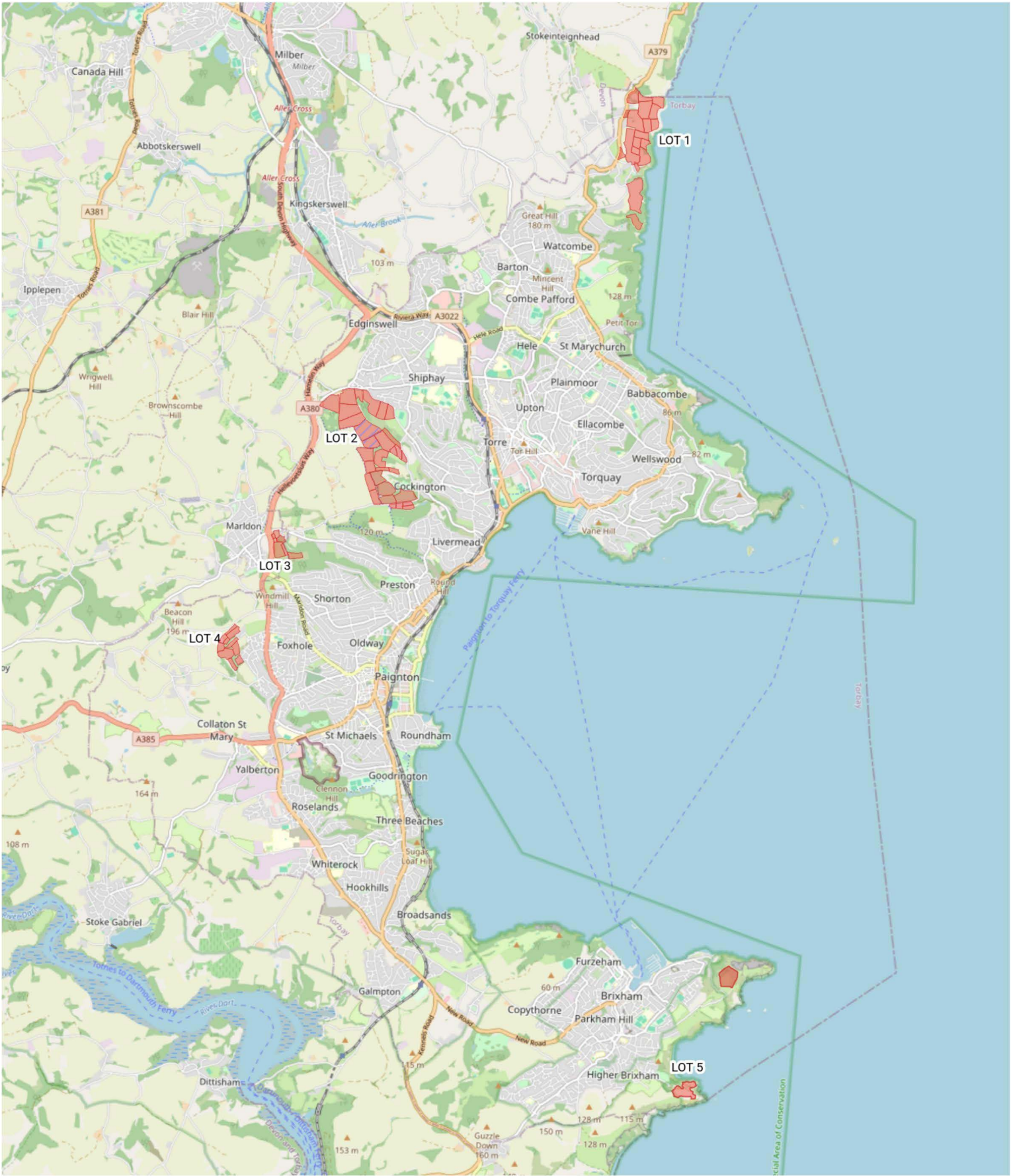
17. Disclaimer

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.

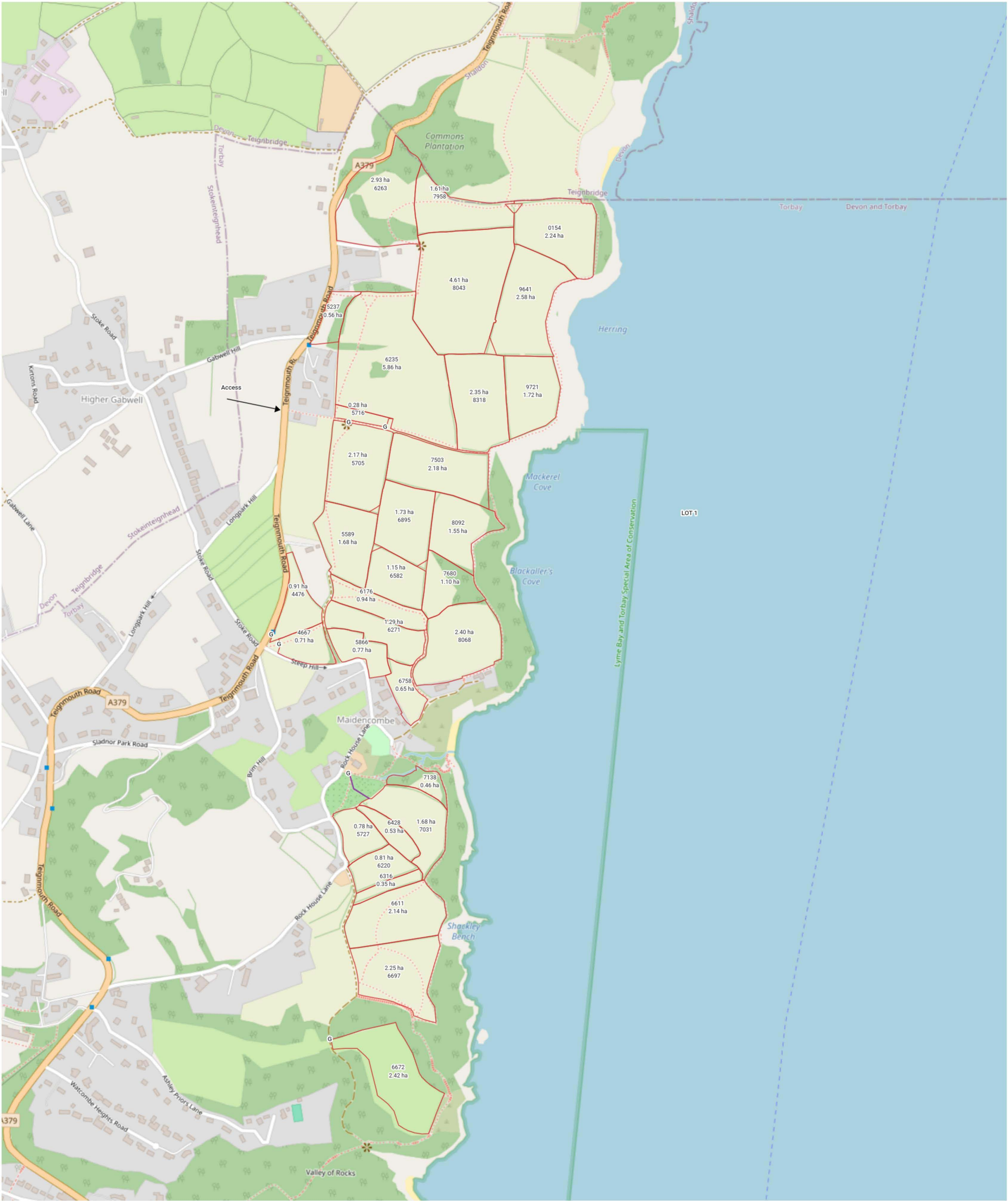
18. Contact details

For any queries regarding the land, letting process or grazing agreement please contact Claire Sampson MRICS FAAV, Luscombe Maye, 6 Fore Street, South Brent, TQ10 9BQ on 01364 646171 or 07791 446626 claire.sampson@luscombemaye.com

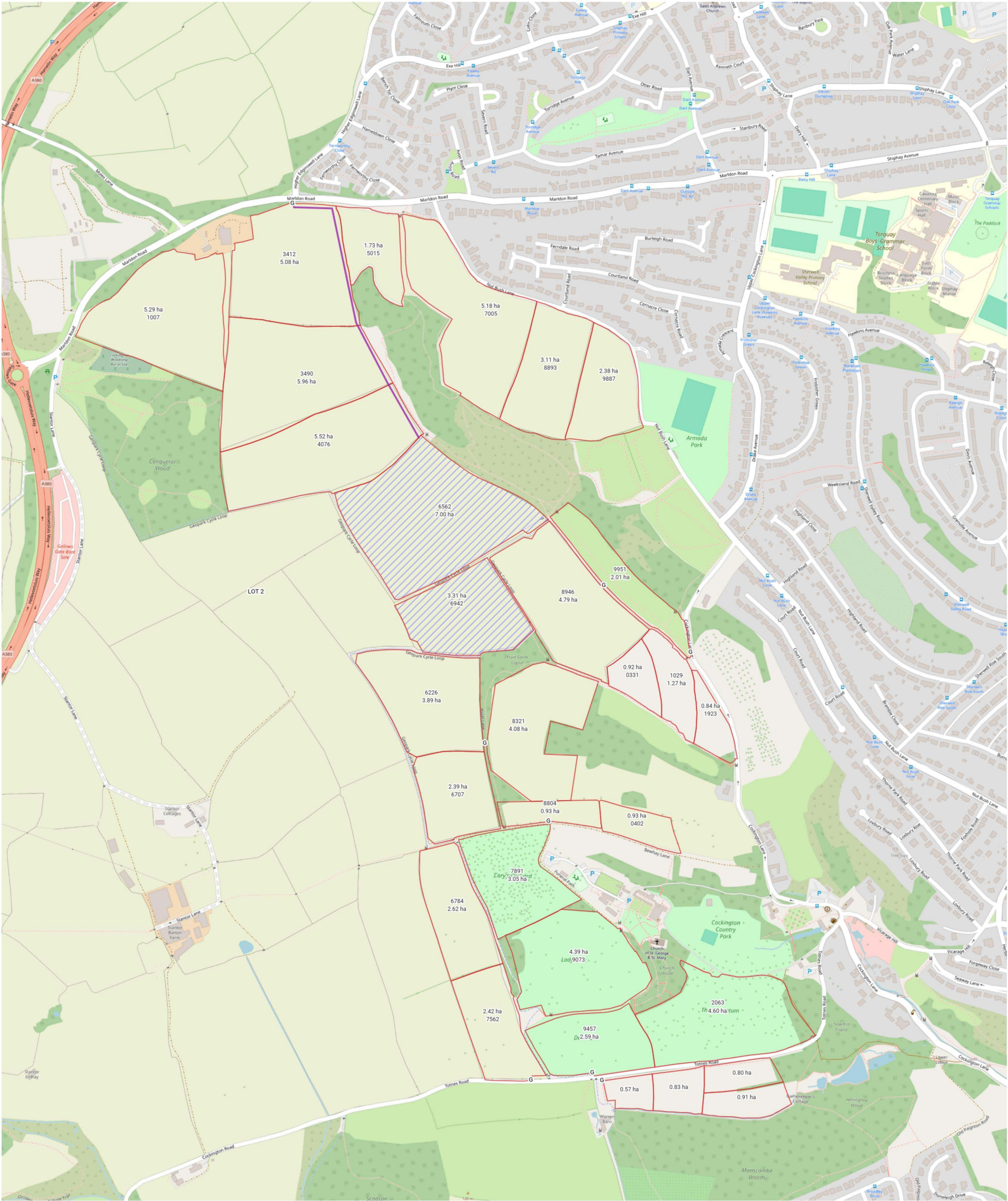
Land to let in Torbay



Lot 1 - Maidencombe



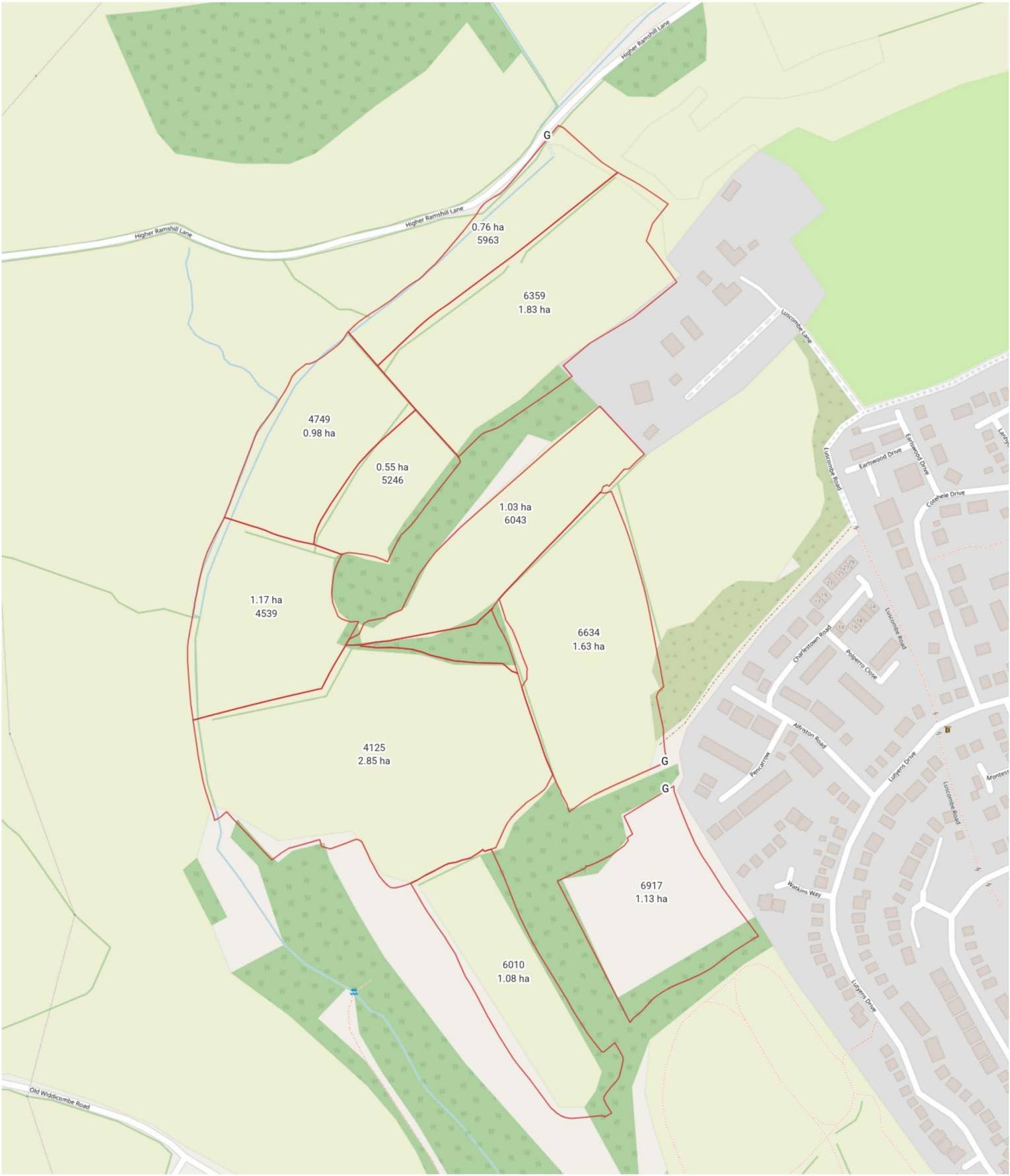
Lot 2 - Cockington



Lot 3 - Land south of Occombe



Lot 4 - Land at Higher Ramshill Lane



Lot 5 - Sharkham Point & Berry Head

