



Springfield Farm Shop

East Charleton, Kingsbridge, Devon, TQ7 2AR



An established and well-regarded Farm shop and premises occupying a prime trading position in the heart of the South Hams. Benefiting from a local customer base together with a strong seasonal tourist trade and to include some 10.32 acres of adjoining south facing agricultural land with access to Frogmore Creek.

- Established & reputable Farm Shop
- Prime trading position
- Situated within 10.32 acres of agricultural land in all
- Ample hardcore parking area
- Estuary views across the creek
- Access to the foreshore of Frogmore Creek
- For sale by Formal Tender with a closing date for tenders TBC – to be confirmed.

DIRECTIONS

From Kingsbridge, head east on the A379, proceeding to cross Bowcombe Creek bridge. Continue along the A379 road towards Slapton for approximately 1.6 miles, proceeding through West Charleton, and likewise through East Charleton and after a further 175 yards the entranceway to Springfield Farmshop will be found on the right-hand side.

SITUATION

Springfield Farm Shop is located between the villages of East Charleton and Frogmore, on the south side of the A379, the main road connecting Kingsbridge with Torcross in the South Hams area of South Devon.

The town of Kingsbridge is about 3 miles to the north west, and the town of Salcombe being 10 miles to the south. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 18 miles to the north.

DESCRIPTION

Springfield Farm Shop has been trading since 2016 as a Farm shop, butchery and delicatessen set within the heart of the South Hams. The farm shop occupies a prime trading position, immediately adjacent to the A379 main road.

The Farm Shop

Erected in 2016, the Farm Shop is constructed of a steel and timber frame with timber box profile cladding on the east and south elevation and plastic corrugated sheeting on the north and east elevation, under a corrugated fibre cement roof.

With a cantilever extension off the eastern elevation and concrete apron on the eastern



and southern sides, the building extends to a total of approximately 270 square metres / 2,095 square feet [22.05m x 12m] to include the cantilever extension.

Planning consent was granted by South Hams District Council on 22 February 2016, application number 43/2053/14/F for the erection of a farm shop building. All planning documentation & history can be found on the South Hams District Council planning portal.

By reference to the floorplan below, the total gross internal area of the Farm Shop amounts to approximately 204 square metres (2,203 square feet) arranged as follows:-

Shop floor - 14.43m x 10.08

Polished concrete floor.

Kitchen - 2.99m x 2.92m

Office Space – 3.09m x 2.00m

Store – 3.72m x 3.62m

Mezzanine storage space - 7.24m x 2.92m

Above office & store

Walk in fridge units - both 2.64m x 2.62m

Not included in the sale, available by separate negotiation.



Toilets

Two toilets, to include one disabled toilet.

The Lands

Gently sloping agricultural land directly adjoining the farm shop and extending to approximately 10.32 acres (4.18 hectares) in all. The land is well fenced separately and currently down to grass but offers the potential for growing crops and produce for the farm shop.

The land benefits from a natural spring-fed water supply, serving a water trough and access to the foreshore of the Frogmore Creek on the southern boundary on the land.

INVENTORY

To include furnishings and equipment as per inventory to be supplied but excluding the owners personal effects.

STOCK

Wet and dry stock in trade will be taken over by the purchaser at valuation on day of completion.

SERVICES

Mains three phase electric, mains water and private septic tank drainage.

There is also a well and spring water supply available to use if required.

16 kw solar panels on the south elevation of the building.

CCTV system is wired in to the building and will remain for the prospective purchaser.

EPC

EPC rating of B (38).

PUBLIC RIGHTS OF WAY

There is a public footpath which crosses the field from west to east, Public Footpath 56, Frogmore and Sherford. The route of the footpath is shown approximately on the site plan in purple.

TENURE

Freehold with vacant possession on legal completion.

METHOD OF SALE

Springfield Farm Shop are offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **TBC**, and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Springfield Farm Shop'.

Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

Any tender received by the deadline date will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via the buyers solicitor), within 24 hours of written acceptance of their offer.

Failure to do so within this time frame will result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute exchange of contracts and legal completion including payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the Legal Pack.

If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met, this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of 1% of the purchase price plus VAT as an administration fee in addition to their tender on completion.

Please note, 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.

GUIDE PRICE

Offers in excess of £875,000

LEGAL PACK

A copy of the legal pack may be requested from the Sole Selling Agents or the Sellers Solicitor, being:- Beers Solicitors, 29 Fore Street, Kingsbridge, TQ7 1AA. Attention: Mr Richard Jones Tel: 01548 857000 or e-mail: richard.jones@beersllp.com



It is strongly recommended prospective purchasers seek independent legal advice on the legal pack prior to submitting a tender.

RATEABLE VALUE

By reference to the Valuation Office Agency website the rateable value is assessed as £5,800.

Please note this is not Business Rates Payable. Interested parties are advised to make their own enquiries with the Local Council Billing Authority.

VIEWINGS

Strictly by appointment through the sole selling agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183.

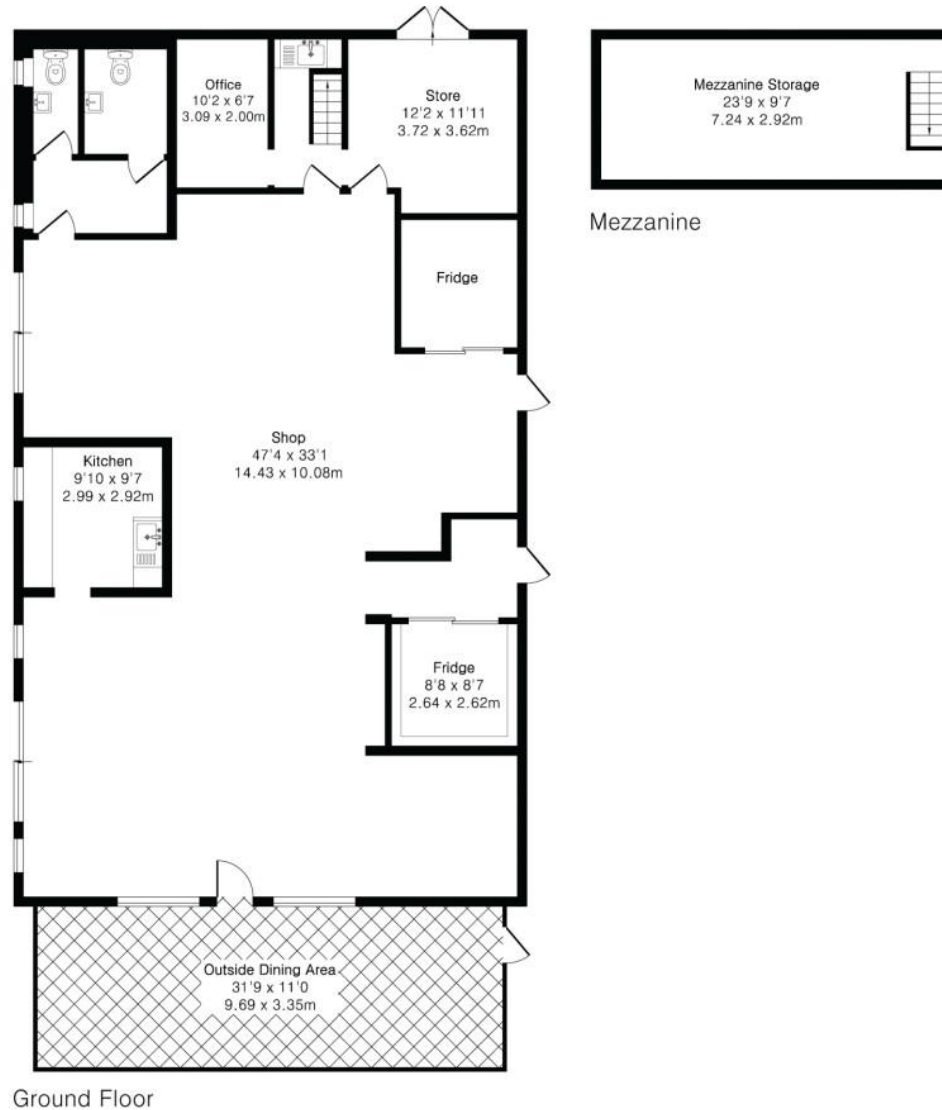
HEALTH & SAFETY

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.

Approximate Gross Internal Area 2203 sq ft - 204 sq m

Ground Floor Area 1975 sq ft – 183 sq m

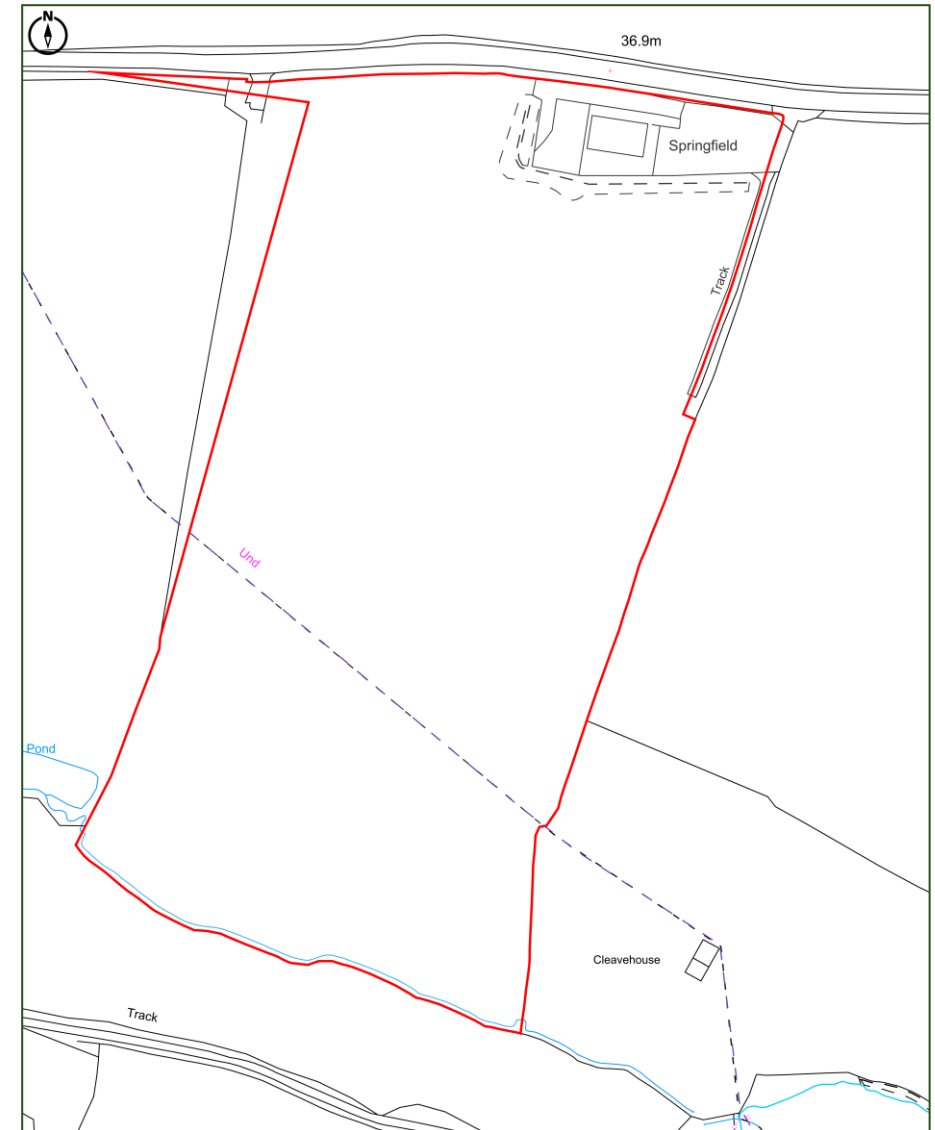
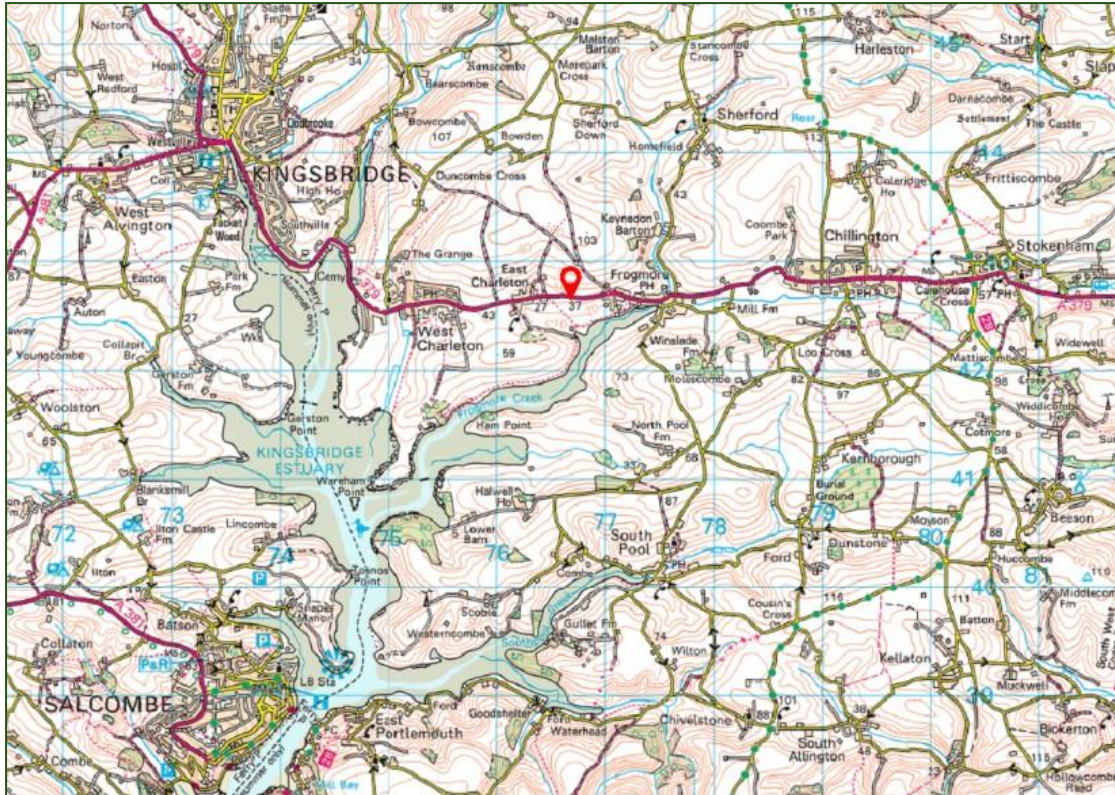
Mezzanine Area 228 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Springfield Farm Shop

Site Plans



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.

Luscombe Maye

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Luscombe Maye
Since 1873