





A unique opportunity to acquire approximately 5.12 acres (2.07 hectares) of gently to moderately sloping permanent pasture land, together with a 12' x 12' timber field shelter, occupying a highly accessible location just off the A379 main road between Kingsbridge and Plymouth.

- Approximately 5.12 acres (2.07 hectares) in all
- Permanent pasture land
- Benefitting from a timber frame field shelter extending to 24 square feet
- Situated on the west side of the A379 main road with good access
- Potential for a range of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- For sale by Formal Tender with a tender closing date of **Wednesday 11th November 2026 at 12 noon**

DIRECTIONS

Proceed in a southerly direction along the A379 main road towards Kingsbridge and take the turning signposted to Waterhead. The entrance to the land will then be found on the left hand side after approx. 100 ft (30 metres).

What3Words Location – known.operation.trickles

SITUATION

The land at Waterhead is situated on the periphery of the village of Aveton Gifford, within the hamlet known as Waterhead, within an area designated as South Devon National Landscape (formerly known as Area of Outstanding Natural Beauty), in the South Hams area of South Devon.

The nearest town of Modbury is about 4 miles to the north west, while Kingsbridge is approximately 4.3 miles to the south east. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 10 miles distant.

DESCRIPTION

The land at Waterhead extends in all to approximately 5.12 acres (2.07 hectares) of permanent pasture land as outlined in red on the site plan. The land benefits from a timber frame and clad field shelter, extending to approximately 12' x 12' [24 square feet], with earth floor.

Predominately of a gentle to moderate, south facing gradient, and has been used for agriculture and equine purposes in the past and a cut of hay is usually taken each year.

The land would be very suitable for a variety of uses including amenity, recreational, equestrian or alternative uses, subject to obtaining the necessary planning consents.

The land is bordered by a residential property to the north, the A379 council maintained highway to the east, and other agricultural land to the south and west. The land is located in a convenient location with excellent transport links to Aveton Gifford, Modbury and Kingsbridge.

Access to the land gained through a single vehicular width gateway in the north east corner of the land, which leads

directly onto the council maintained highway leading west off the A379 main road to Waterhead.

SERVICES

The land does not benefit from any mains services at the current time however there is a water main running along the northern boundary of the land, as per the water & drainage search.

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 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 at Waterhead is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Wednesday 11th November 2026 at 12 noon**, and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land at Waterhead.'

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, 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, 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, and this will result in the tender being rejected.

The successful purchaser will be liable to pay the sum of £2,000 plus VAT as an administration fee to the Sellers Agents in addition to their tender price 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.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors:- Beers Solicitors, 29 Fore Street, Kingsbridge, TQ7 1AA. Attention: Mr Richard Jones Tel: 01548 857000 or e-mail: richard.jones@beersllp.com

Buyers are strongly advised to take independent legal advice on the contents of the legal pack before submitting a tender.

GUIDE PRICE

£75,000

LOCAL AUTHORITY

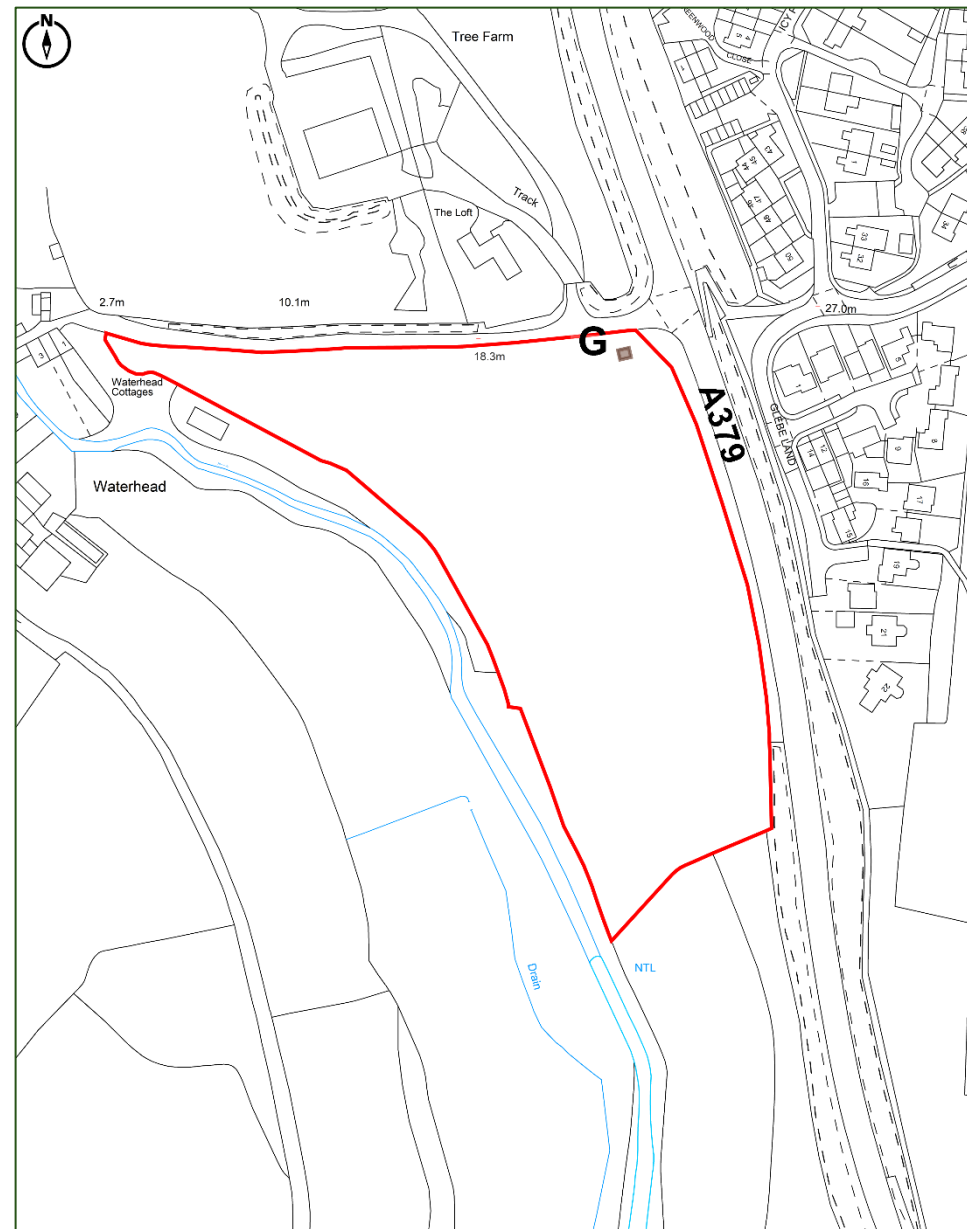
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

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 of 62 Fore Street, Kingsbridge TQ7 1PP Telephone 01548 800183 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.

 **Luscombe Maye**
Since 1873