





A unique opportunity to acquire 3.53 acres (1.43 hectares) of agricultural land/ pony paddock benefitting from a stable block to include three stables and a tack room, situated in an accessible location on the outskirts of the coastal town of Brixham in South Devon.

- Extending to approximately 3.53 acres (1.43 hectares) in all
- Pony paddock/Amenity land
- Benefitting from a stable block with three stables, extending to 47sqm (506 sq ft) in all
- Other outbuildings & tack room
- Offering potential for residential development or other uses (subject to planning)
- Immediately adjacent to a site subject to planning for 175 homes
- For sale by Formal Tender with a deadline date of **Tuesday 1st December at 12 noon**

DIRECTIONS

From Churston Ferrers, follow Churston Road towards the A3022 and turn left at the junction. Continue for approximately 0.9 miles, then turn right onto Monksbridge Road and proceed for around 0.2 miles. At the roundabout, take the third exit onto Mathill Road and continue for a further 0.2 miles. The wooden gate giving access to the land will be on the right.

What3Words location: clockwork.tops.credited

SITUATION

The land at Mathill Paddock is situated on the outskirts of the coastal town of Brixham in South Devon.

The nearest village, Churston Ferrers, is situated approximately 2 miles to the northeast of the property. The council maintained highway Laywell Road forms the western boundary, and Mathill Road lies against the southern boundary while the northern and eastern boundaries adjoin neighbouring land.

The A380 dual carriageway expressway, which connects to the A38, lies around five miles to the northwest.

DESCRIPTION

The land at Mathill Paddock extends to approximately 3.53 acres (1.43 hectares) arranged as two field parcels, the full extent of which is outlined in red on the site plan below.

The land benefits from a stable block, comprising three stables and a tack room measuring [12.65m x 3.70m] extending to 47 square metres (506 sq ft) with a 1m overhang. The structure is timber-framed and clad under a corrugated roof with concrete floor throughout. There is also a useful concrete apron at the front of the stables.

There is also a dilapidated outbuilding used for hay storage and muck heap area.

Surrounding the stable block is a small paddock area enclosed by timber post and rail fencing.

The land is all of a gentle north facing gradient and is all down to grass and is well suited to agricultural or equestrian purposes and has potential for other uses including amenity and recreation subject to obtaining the necessary planning consents.

DEVELOPMENT POTENTIAL

That the land lies immediately adjacent to a site that is subject to a planning application to build 175 homes and is on

the edge of a residential area, Mathill Paddock offers the potential for change of use to residential development in the future, subject to obtaining the necessary planning consent.

OVERAGE/UPLIFT CLAUSE

The land is not being sold subject to an overage or uplift clause in respect of change of use.

ACCESS

The land is accessed via a single vehicular-width wooden gateway directly from the council-maintained highway Mathill Road, adjoining the southern boundary.

SERVICES

The land benefits from a mains water supply, with the meter understood to be situated in Mathill Road. There are no other mains services connected to the property.

TENURE

The property is being offered for sale on a freehold basis with vacant possession available on completion.

PUBLIC RIGHTS OF WAY

There are no public footpaths or rights of way across the land as far as are known.

SPORTING RIGHTS AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

METHOD OF SALE

Mathill Paddock is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders is **Tuesday 1st December 2026 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Mathill Paddock'.

Buyers who wish to submit a tender will be required to complete and sign the forms 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 by the deadline date received 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 their own solicitor), within 24 hours of written

acceptance of their offer; failure to do so may 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 an exchange of contracts and legal completion and 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.

Moreover, the successful purchaser will be liable to pay the sum of £2,500 plus VAT as an administration fee 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, Windeatts Solicitors of 48 Fore Street, Kingsbridge, TQ7 1PE. Attention: Richard Wing Tel: 01548 858647 or e-mail: richard.wing@windeatts.co.uk or alternatively, please contact the Sole Selling Agent, Luscombe Maye.

GUIDE PRICE

£250,000

LOCAL AUTHORITY

Torbay Council, Torquay Town Hall, Castle Circus, Torquay, TQ1 3DR
Tel: 01803 201 201

TREE PRESERVATION ORDER (TPO)

Mathill Paddock is contained in a blanket tree preservation order 2026, enforced by Torbay District Council and the Town and Country Planning Act 1990 covering all trees of whatever species in the area. Further detail is contained in the legal pack.

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 for details.

Site Plan Mathill Paddock, Brixham, Devon, TQ5 0FA



Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, TQ7 1PP



01548 800183



farmsandland@luscombemaye.com



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.



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