



LAND AT PRESTON FARM

Westlake - Ivybridge - Devon



LAND AT PRESTON FARM

Westlake - Ivybridge - Devon - PL21 9NG

Westlake 1.0 miles; Ivybridge 2.5 miles; Plymouth 12.0 miles



An attractive block of productive agricultural land extending to approximately 171.81 acres (69.53 hectares), with full planning consent for a 3/4-bedroom detached dwelling, set within the picturesque South Devon landscape.

For Sale By Informal Tender - Freehold Guide Price £1,800,000 (Whole)

Available as 6 Lots or as a Whole

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon PL21 0SZ

Tel: 01752 393737 Email: farms.ivybridge@gth.net

FOR SALE BY INFORMAL TENDER

The Land at Preston Farm comprises 171.81 acres of productive mixed agricultural land and woodland, benefiting from full planning consent for a 3/4-bed dwelling and panoramic views across the Erme Valley and towards Dartmoor National Park.

For sale in up to 6 lots.

Tender Deadline - Wednesday 24th June 2026 at 12.00pm

DESCRIPTION

Offered for sale as a whole or in up to six separate lots, the Land at Preston Farm offers a rare opportunity to secure a commercial landholding comprising multiple blocks of productive agricultural land, a large portion of part of an arable Mid-Tier sgreement and has a history of a high standard of farming. The land extends to 171.81 acres (69.53 hectares) or thereabouts, offering an superb proposition to lifestyle buyers, agricultural businesses and investors alike.

SITUATION

The Land at Preston Farm is situated on the outskirts of Ivybridge. The town offers a wealth of amenities, with most shops and services centred around Fore Street and Glanville’s Mill, the main shopping centre. The area is well served by local schools, with Ivybridge Community College being a highly regarded secondary school.

The larger city of Plymouth is located 12.0 miles to the west and provides a wider range of commercial services. Plymouth, Totnes and Exeter beyond offer connection to mainline rail services to London and the national rail network. The A38 expressway, accessed at Ivybridge, provides connection to the M5 motorway at Exeter.

DIRECTIONS

From the A38 eastbound, take the Ivybridge exit and proceed to the roundabout, taking the fifth exit. Continue for 0.3 miles, turning left just before the slip road towards Westlake. Proceed for 0.7 miles to Marjery Cross, turning left shortly after. Continue for a further 0.7 miles, where the various lots will be located. What3words are included within these sales particulars and ‘For Sale’ signs will be erected locally.



LOT 1



LOT 4/5



LOT 5

LOT 1— 8.85 ACRES OF PASTURE LAND

GUIDE PRICE: £100,000

///sock.rockets.pacifist

Lot 1 comprises a single parcel of gently sloping permanent pasture extending to 8.85 acres (3.58 hectares), bordered by a range of traditional hedgerows. The land will appeal to agricultural businesses and lifestyle/amenity buyers alike.

LOT 2—2.83 ACRES OF PASTURE TO INCLUDE BUILDING PLOT

GUIDE PRICE: £250,000

///renews.ghost.squaring

A rare plot of land with Full Planning Consent for the construction of a detached two-storey 3/4-bedroom rural dwelling, replacing a recently demolished timber framed bungalow, in a sought-after secluded setting. The site offers an ideal prospect for a self-builder or small developer to create a bespoke rural family home. Please note that a separate brochure is available for this Lot.

LOT 3—6.89 ACRES OF PASTURE AND WOODLAND

GUIDE PRICE: £75,000

///error.patch.fatherly.

Lot 3 comprises a mixed pasture parcel with a small pocket of woodland, extending to 6.89 acres (2.78 hectares) or thereabouts. The parcel offers a secluded parcel of land with direct road access and shall appeal to amenity/recreational purchasers, subject to securing any consents that may be applicable.

LOT 4—77.27 ACRES OF PASTURE, ARABLE AND WOODLAND

GUIDE PRICE: £675,000

///icons.cities.pods

A commercial block of predominately arable and pasture land extending to 77.27 acres (31.27 hectares) or thereabouts of productive agricultural land, with a pocket of un-managed woodland. The land has been largely utilised for an arable rotational countryside stewardship scheme, with the majority of the land being capable of

arable production to high standards. Overall, Lot 4 provides a useful block of gently sloping land overlooking the valley below, considered to offer appeal to agricultural businesses.

LOT 5—10.07 ACRES OF PASTURE

GUIDE PRICE: £100,000

///muddy.campers.disco

Set within the lower portion of the Erme Valley, Lot 5 extends to 10.07 acres (4.08 hectares) or thereabouts of pasture with the benefit of direct road access off Chapel Street in Ermington. The land overlooks the quiet village of Ermington and offers great land value.

LOT 6—65.90 ACRES OF PASTURE AND ARABLE

GUIDE PRICE: £600,000

///flush.saints.takers

A further commercial block of agricultural land extending to 65.90 acres (26.67 hectares) or thereabouts of productive pasture and arable land. The land has been historically managed as part of the rotational stewardship scheme with the majority of the land capable of arable production to high standards. The diversity of the land is considered to offer significant appeal to those with agricultural interests to provide a capable landholding.

SERVICES & OUTGOINGS

We understand that all lots are served by either a mains or private spring water supply, with water troughs in some field parcels. All Lots are sold with the benefit any natural water supply that may or may not exist. The land is not believed to be subject to any outgoing.

A plan is available indicating the approximate routes of existing water pipes, and each lot will be granted the benefit of appropriate easements over the others for their use and maintenance. There is a right of water supply from Lot 6 to an adjoining neighbour.

ADDITIONAL INFORMATION

Sporting and Mineral Rights: The sporting rights and mineral rights are understood to be held in hand.

Tenure: The property is offered on the basis of freehold vacant possession on completion, with completion delayed until 1st January 2027.



LOT 2



LOT 6



Health & Safety: Applicants are advised that the property comprises a working agricultural holding and viewing is entirely at their own risk. Neither the vendors nor the agents will be held liable for any damage or injury that may occur when interested parties are viewing.

Rights & Restrictions: The property is offered for sale subject to and with the benefit of all matters contain in or referred to in the property charges register of the registered title, along with all public and private rights of way, wayleaves, easements and other rights of way whether specifically referred to or not. Specific rights are noted within these particulars.

Basic Payment Scheme: The Basic Payment Scheme is no longer in existence so no payments relate to the holding.

Measurements and Testing: All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office.

Agri-environment Schemes: The land is currently subject to a Countryside Stewardship Mid-Tier. This will shall expire on 31st December 2026 and will not affect an incoming purchaser.

VIEWING

Interested parties must register their interest with the agents to avoid disappointment should the property be sold prior to tender. Viewing shall be by appointment during daylight hours with these sales particulars to hand. All prospective purchasers are advised to leave gates as they were found and follow good practice in terms of biosecurity.



LOT 4

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Planning Permission: We believe that all elements have been constructed with planning consent or have been in place for sufficient time that a certificate of lawful existing use could be secured.

Public Rights of Way: Lot 5 is subject to a public footpath, running northwest to southeast. No other registered rights of way are known.

METHOD OF SALE

The property is offered for sale in lots as outlined within these details and to be sold by informal tender. Tenders must be received in writing on the attached tender form, which should arrive at the Agent's offices before 12noon on Wednesday 24th June 2026.

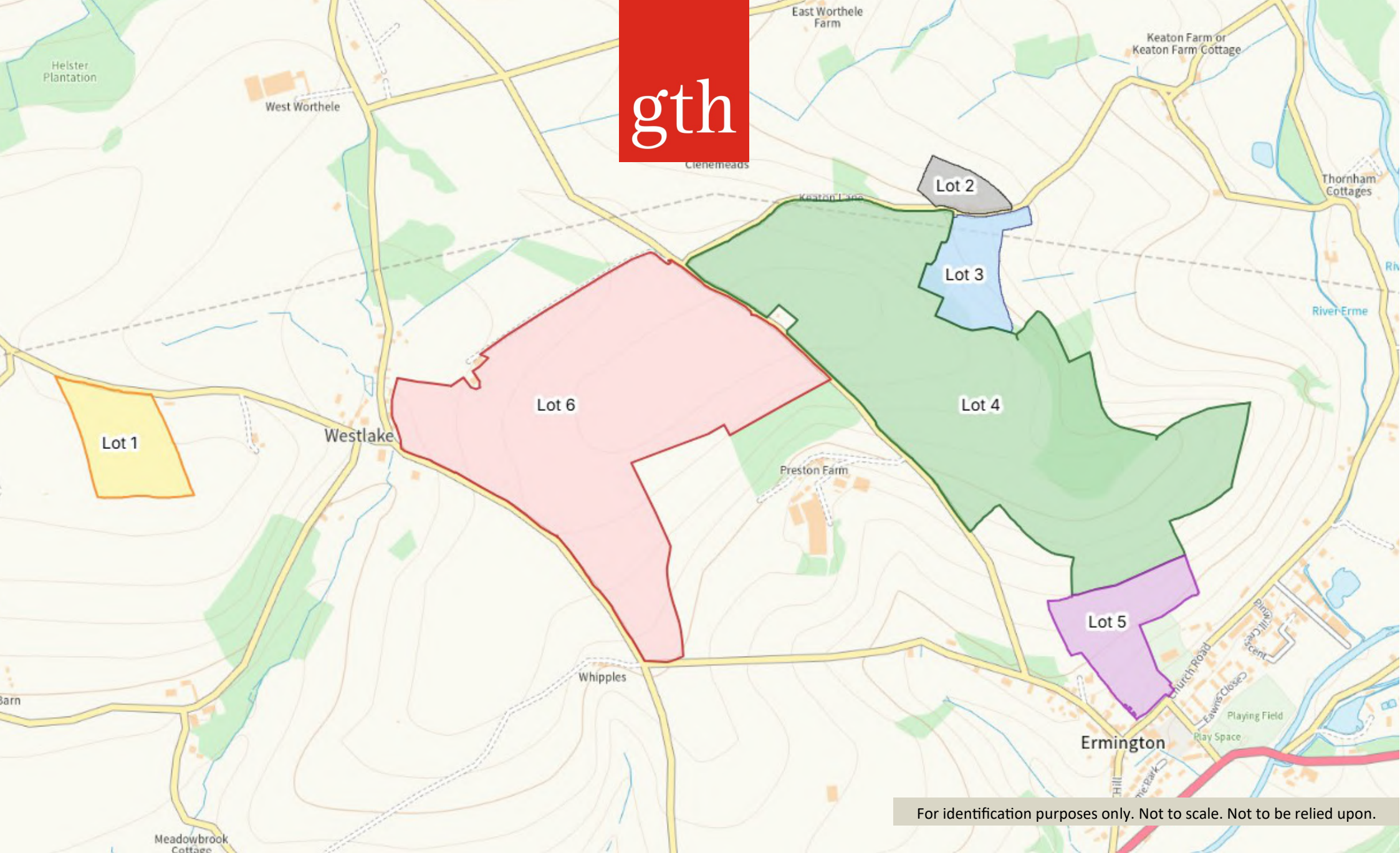
Tender envelopes must be sealed and marked at 'Tenders for the Land at Preston Farm'. Applicants are advised to submit tenders by recorded delivery or in person.

Electronic tender submissions will not be accepted without prior agreement.

Any tender received will be subject to contract and the vendors are not obliged to accept the highest or any other offer.

The property is offered for sale as a whole or in up to six lots as detailed within these sale particulars. The right is reserved however, to alter or amend the proposed lotting and prospective purchasers shall make no objection to any such changes.





IMPORTANT NOTICE

Plans are not to scale and provided for illustration purposes only. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



LOT 2



TENDER FORM

LAND AT PRESTON FARM, WESTLAKE, IVYBRIDGE, DEVON, PL21 9NG

1. Any person desiring to purchase any lot described in the attached particulars shall complete and sign this Form of Tender and submit it to the agents office:-

Greenslade Taylor Hunt, 8 Erme Court, Leonards Road, Ivybridge, Devon, PL21 0SZ

by 12noon on Wednesday 24th June 2026.

Envelopes must be clearly marked **'Tender for Land at Preston Farm, Westlake.'**

2. The Vendor does not undertake to accept the highest or any offer.
3. A tender once given shall not be withdrawn.
4. Any offer shall be a definite fixed sum and not referable to any other offer.
5. All offers are subject to contract
6. The successful purchaser(s) will be required to provide two forms of ID (one with a photo). Further details will be provided by the agents.
7. Please mark the extent of the subject land you are offering on clearly within this form and on an attached plan, along with your offer.

I/We the undersigned hereby offer to purchase the property forming the Land at Preston Farm, Westlake, Ivybridge, Devon, PL21 9NG as described in the attached particulars as follows:

LAND AT PRESTON FARM, WESTLAKE, IVYBRIDGE

LAND AT PRESTON FARM (AS A WHOLE)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 1 ONLY)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 2 ONLY)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 3 ONLY)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 4 ONLY)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 5 ONLY)

My best and final offer is:

£ _____

Amount in words _____

LAND AT PRESTON FARM (LOT 6 ONLY)

My best and final offer is:

£ _____

Amount in words _____

Bidder Details:-

Name (in block capitals):

Address:

.....

Telephone:

Email:



Solicitor Details:-

In the event of my/our offer being accepted my/our Solicitor will be:

Name of Solicitor & Firm:

Address:.....

Telephone Number:.....

Email:.....

Buying Position and Amount (i.e. Cash, Mortgage, etc):-

.....

I confirm that I have read the terms and conditions overleaf and have completed the form accurately and honestly.

Signed:

DATED this day of 2026