





A delightful opportunity to acquire approximately 0.78 acres (0.32 hectares) of amenity land & woodland, incorporating part of Milton Brook, set in a peaceful location in the village of Milton Combe.

- Attractive amenity woodland
- Secluded idyllic location
- Milton Brook running through the land on the north western boundary
- In all 0.78 acres (0.32 hectares)
- General recreation/amenity woodland (STP)
- Offering potential for other uses (subject to planning)
- Road access
- Situated in the heart of the picturesque village of Milton Combe
- For sale by Formal Tender with a deadline date of **Wednesday 2nd September at 12 noon**

DIRECTIONS

From the centre of Milton Combe (the Who'd Have Thought it Inn, proceed in a northerly direction out of the village up Alley Hill, for 0.5 miles. Upon reaching the sharp bend to the right, the entrance to the land will be found on the left hand side, behind the sign to the Who'd Have Thought it Inn.

What3Words location: resonates.surround.format

SITUATION

The land is situated within the village of Milton Combe, in South West Devon, within the Tamar Valley National Landscape.

The town of Yelverton is conveniently located 2.8 miles to the north east. Whilst the town of Tavistock being 7.5 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 7 miles to the south.

DESCRIPTION

The land at Milton Combe extends in all to approximately 0.78 acres (0.32 hectares) of amenity woodland, the full extent of which is approximately outlined in red on the site plan.

The land is accessed via a single vehicular-width entrance located in the south-eastern corner, directly off the sharp bend of the council-maintained highway, Alley Hill, which leads down to the centre of Milton Combe. Marked by the letter G on the site plan.

Predominantly of a moderate to steep west-facing gradient, with a natural understory of bluebells and ferns across the slope.

Milton Brook runs along the north-western boundary of the land, enhancing its idyllic setting and providing a tranquil natural feature.

The land offers potential for use as a general recreation or amenity area, or for other alternative uses, subject to obtaining the necessary planning consents.

Note The sign for the Who'd Have Thought it Inn is currently located in the entrance way of the land. This can be removed and returned to the owner of the pub, giving 3 months' written notice to the pub owner. Further detail can be found contained within the Legal Pack (see paragraph below).

TENURE

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

SERVICES

The land does not benefit from any mains services; however, a natural water supply is provided by Milton Brook, which runs along the northwestern boundary.

PUBLIC RIGHTS OF WAY

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

SPORTING RIGHTS AND MINERAL RIGHTS

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

WAYLEAVES & EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Wednesday 2nd September 2026 at 12 noon.**

Tenders must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Land at Milton Combe'.

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 will be subject to contract. Upon acceptance of a tender, a 10% deposit of the agreed purchase price will be payable to the seller's agent (or via the purchaser's solicitor) within 24 hours of written confirmation. Failure to comply within this timeframe may result in the tender being rejected.

If a tender is accepted by the seller and the 10% deposit is received within the stated timeframe, exchange of contracts will take place. Legal completion, including payment of the remaining balance, will follow approximately 28 days thereafter or in accordance with the timescale set out in the Legal Pack.

If the deposit is not provided within the required timeframe, the Formal Tender Conditions will not be satisfied and the tender will be rejected.

The successful purchaser of each lot will be liable for an administration fee of £1,500 plus VAT, payable in addition to the tender should the offer be accepted.

LEGAL PACK

A copy of the legal tender pack may be requested from the seller's solicitors, Bartons Solicitors of 20 Fore Street, Kingsbridge, TQ7 1NZ Attention: Roseanna McNally, Tel: 01548 845007 e-mail: rm@bartons.co.uk

Prospective purchasers are advised to seek their own legal advice on the tender pack.

GUIDE PRICE

£25,000

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 6 Fore Street, South Brent, TQ10 9BQ Telephone for details.



01548 800183

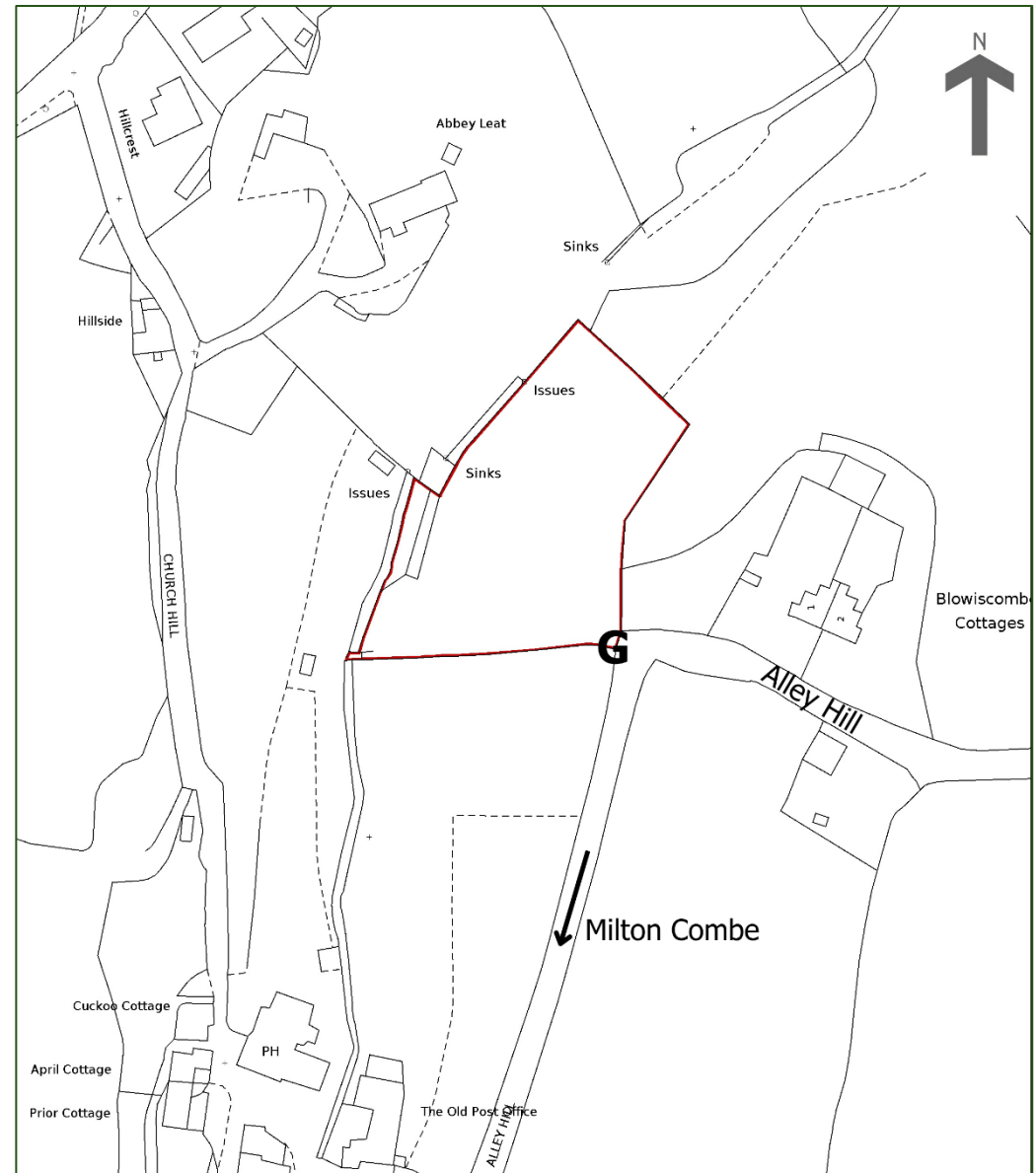


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Land at Milton Combe Site Plan



Farms, Land & Smallholdings
6 Fore Street, South Brent, TQ10 9BQ



Luscombe Maye
Since 1873

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.