



gth

Lot 1

Wigford Meadows Loddiswell, Kingsbridge

Wigford Meadows

Loddiswell, Kingsbridge, Devon
TQ7 4DX

Kingsbridge 5.5 miles, Totnes 13.5 miles, Ivybridge
9.5 miles

(all distances are approximate)

An opportunity to purchase useful
pasture and amenity land within the
picturesque Avon Valley.

For Sale by Private Treaty

Offered as a whole or in 3 convenient Lots

Lot 1: 6.64 acres (2.69 hectares)

Lot 2: 7.60 acres (3.08 hectares)

Lot 3: 5.38 acres (2.18 hectares)



Lot 2

DESCRIPTION

The sale presents purchasers of an excellent opportunity to acquire up to 19.62 acres of useful agricultural, habitat and amenity land situated on the western side of the picturesque Avon Valley in a quiet and secluded location. The land is all well established permanent pasture with some habitat areas and benefits from natural water from streams that cross and border sections of the land.

All three of the lots benefit from separate access from the adjoining Wigford Lane providing convenient access via various gateways/access points. The land has been used agriculturally and there are some move level sections of the land which are slightly wetter in nature providing a wildlife habitat and a degree of biodiversity within the land and with the field boundaries having been largely allowed to grow out

providing screening and privacy.

The sale will appeal to a range of buyers including but not limited to agricultural/hobby farm use as well as equestrian or habitat/wildlife use buyers looking for land with biodiversity and offsetting opportunities.

LOT 1: 6.64 ACRES (2.69 HECTARES) OF PASTURE LAND

The land is a single enclosure with benefit of access via a 15'0 metal gate from the public highway to the north-west. The field is free draining being north facing, steep in places and bordered by solid Devon hedge banks which have been largely allowed to grow up with semi-mature and mature broadleaf growth with some limited fencing. To the lower northern section the field is of wetter rushy nature providing habitat and biodiversity potential.



Lot 1



There is a trough to the south-western corner of the land which is understood there is a natural water supply to the land that can be connected. There are also overhead power cables that traverse the land and it may be possible that a connection can be made subject to necessary consents and permissions.

LOT 2: 7.60 ACRES (3.08 HECTARES) OF PASTURE LAND

A gently east facing permanent pasture field with streams that cross through sections

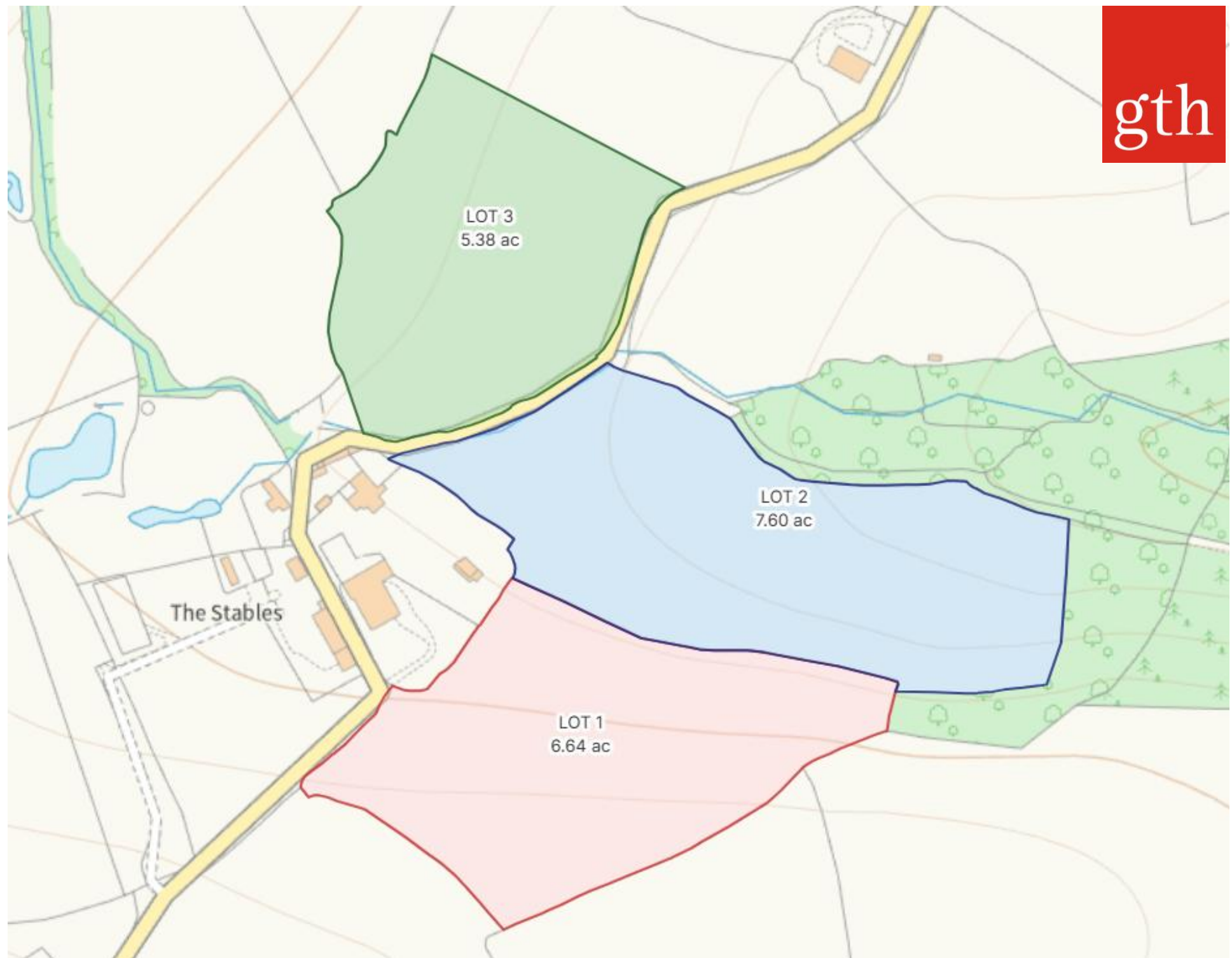
The streams that run across sections of the field also provide a natural water supply for livestock. There are overhead

power cables that traverse the field and it may be possible for connection to be made subject to the necessary consents and permissions. The field benefits from access via an approx. 8'0/10'0 gateway directly off the adjoining publicly highway to the north-west. The northern and western side of field has various wetter sections and general rush and tree and spread of vegetation providing an attractive wildlife habitat area which could be further expanded by purchasers.

LOT 3: 5.38 ACRES (2.18 HECTARES) OF PASTURE LAND

A single useful permanent pasture field which is located to

the northern side of Wigford Lane with access via an approx. 11'0 wooden gateway which leads immediately over a stream/stoned walled brook area. The land benefits from natural water supply from the stream which runs along the southern edge of the land and the land is bordered by Devon hedge banks to three sides which have largely been allowed to grow out with various semi-mature and mature broadleaf bush and tree growth. There is some stock fencing to these boundaries, however the northern boundary is a new sheep netting and two strand barbed wire stock fence.



gth

/// what3words

Lot 1: ///wealth.latest.lanes

Lot 2: ///fallback.roof.jingles

Lot 3: ///exploring.jaws.messed

Brownston

Blackdown
Hill

Curtisknowle

Cox Hill

Horner Down

Moreleigh

Place Moor

Ashford

Loddiswell

Woodleigh

East
Allington

SPORTING RIGHTS

It is understood that the sporting rights are in hand and will run with the freehold.

SUBSIDY/ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land has previously been registered under the Basic Payment Scheme however no entitlements are included in the sale. The land is included in a Countryside Stewardship Mid Tier which is due to end on the 31st December 2026 with the land subject to a GS6 species rich grassland option. The land is not included in any Sustainable Farming Incentive Scheme currently.

TENURE

The land is of Freehold tenure with vacant possession upon completion of the sale.

SERVICES

Natural water supplies from springs/streams to all three lots.

OUTGOINGS

The property is sold subject to any further outgoing as assessed whether they are stated in these sales particulars or not. The Purchaser shall be deemed to have satisfied himself as to the amount of the outgoing chargeable on the property.



Lot 3



Lot 3

RIGHTS OF WAY, EASEMENTS ETC

The land is sold, and as far as required by the vendor, will be conveyed, subject to all rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any) and to the Town and Country Planning Scheme affecting the same.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them.

LOTING

It is intended that the property will be offered in three lots as described within these particulars.

The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change.

Prospective purchasers may offer on the individual lots, a combination or the whole.

METHOD OF SALE

The land is offered for sale by private treaty either as a whole or three separate lots with the invitation for bids for Lot 1 in excess of £50,000, Lot 2 in excess of £60,000, Lot 3 in excess of £50,000 or as a whole in excess of £160,000.



Lot 1

All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

For more information or if you wish to view the land please contact the Agents' offices at 8 Erme Court, Leonards Road, Ivybridge, Devon PL21 0SZ or using the contact details below.

STATUS

Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

ACCEPTANCE OF BIDS

On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves the right not to accept the highest or any bids.

VIEWING & DIRECTIONS

From the A38 Devon Expressway at Wrangaton head south on the Kingsbridge road onto the A3121 and after approximately 1 mile at the roundabout head straight across onto the B3196 California Cross/Kingsbridge Road. Stay on this road and after California Cross take the first left hand fork staying on the B3196 Kingsbridge Road and after approximately a further 3 miles turn left at Wigford Cross following the sign to the South Devon Chilli Farm, stay on Wigford Lane passing the Chilli Farm on your right hand side and after approximately three quarters of a mile the land will be found with Lots 1 and 2 on your right hand side and Lot 3 on your left hand side either side of Wigford Farm.

The land will be identified with for sale boards on the gateways. The land may be viewed at any reasonable time within daylight hours on foot only whilst in possession of these particulars. Applicants must confirm to the Agents their viewing date and time prior to inspection. Please ensure that any roadside gates are left closed as there maybe livestock on the land and other gateways of property should not be blocked by any vehicles.

IMPORTANT NOTICE

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. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Lot 1



Lot 3



Lot 2

The logo consists of the lowercase letters 'gth' in a white, serif font, set against a solid red rectangular background.

Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Unit 8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: farms.ivybridge@gth.net

Tel: 01752 393737

A wide-angle photograph of a lush green grassy field sloping downwards from left to right. In the background, there is a dense line of trees and a small stream or ditch. The sky is overcast.

Lot 1

A photograph of a green grassy field sloping downwards. In the distance, rolling hills and a body of water are visible under a cloudy sky.

Lot 1

A photograph of a grassy field with patches of brown, dry vegetation in the foreground. A line of trees is visible on a slope in the background.

Lot 2

A photograph of a green grassy field sloping downwards. In the background, there are trees and a distant view of a body of water.

Lot 3