





Approximately 2.58 acres (1.04 hectares) of permanent pasture with the benefit of an agricultural storage building (30 square metres) and mains water supply. Offering the potential for a range of alternative uses (subject to the necessary planning consents).

- Approximately 2.58 acres (1.04 hectares)
- Agricultural storage building 6m x 5m (30m²)
- Permanent pasture land
- Potential for alternative uses (subject to planning)
- Wide stretching countryside views across the South Hams
- Mains water supply
- For sale by Formal Tender with a closing date for tenders being no later than 12 noon on **Tuesday 26th May 2026**

DIRECTIONS

From Kingsbridge, head north on the A381 towards Totnes for approx. 6 miles. Turn right at Stanborough Hundred towards Slapton and continue for approx. 1.5 miles. At Pasture Cross, turn left following signs for Millcombe/Blackawton. After approximately 0.5 miles, the entrance gate to the land is the first of two on the left hand side.

What3Words Location: league.inversely.stack
Grid reference: SX7849 8549

SITUATION

The land near Pasture Cross is situated between the villages of East Allington and Blackawton in the in the South Hams area of South Devon. The land is situated outside of an area designated as a National Landscape (formerly known as an AONB).

The market town of Kingsbridge is about 3 miles away, while the town of Totnes is approximately 11 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being some 13 miles to the north with access via Marley Head.

DESCRIPTION

The land near Pasture Cross extends to some 2.58 acres (1.04 hectares) in all as outlined in red on the attached site plan.

The land is all down to permanent pasture and is a combination of gentle and moderate north and west facing slopes.

The land is bordered to the north by an area of woodland copse, other agricultural land to the south and west. To the east, the land fronts the council-maintained highway connecting Pasture Cross and Millcombe.

The land benefits from a corrugated agricultural storage building which extends to 6m x 5m (30m²/ 323 ft²). The building is of a timber frame construction with green box profile corrugated cladding cladding under a corrugated roof, with a compacted floor.

The land benefits from wide stretching views across the rolling South Hams countryside towards Blackawton. The land would be very suitable for a variety of uses including grazing, recreation/ amenity, or alternative uses, subject to obtaining the necessary planning consents.

ACCESS

Access to the land can be gained through the gateway off the council maintained highway leading from Pasture Cross to Millcombe, as marked by the G on the site plan.

SERVICES

The land benefits from a metered mains water supply.

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 across the land as far as known.

SPORTING & MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP AGREEMENT

The land is not subject to any Environmental or Countryside Stewardship Agreements as far as known.

WAYLEAVES AND EASEMENTS

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

GUIDE PRICE

£40,000

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of **Tuesday 26th May 2026 at 12 noon.**

Tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Land near Pasture Cross'.

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 within the time frame outlined above, 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, this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of £2,000 plus VAT as an administration fee to the Agent in addition to their tender on completion.

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 the land is offered for sale.

LEGAL PACK

A copy of the legal pack may be requested from the seller's solicitors, Thompson & Jackson Solicitors of Hyder House, 680 Budshead Road, Plymouth, PL6 5XR Attention: Mr Tom Langrishe, Tel: 01752 665037, e-mail: tom@thompsonandjackson.co.uk

LOCAL AUTHORITY

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

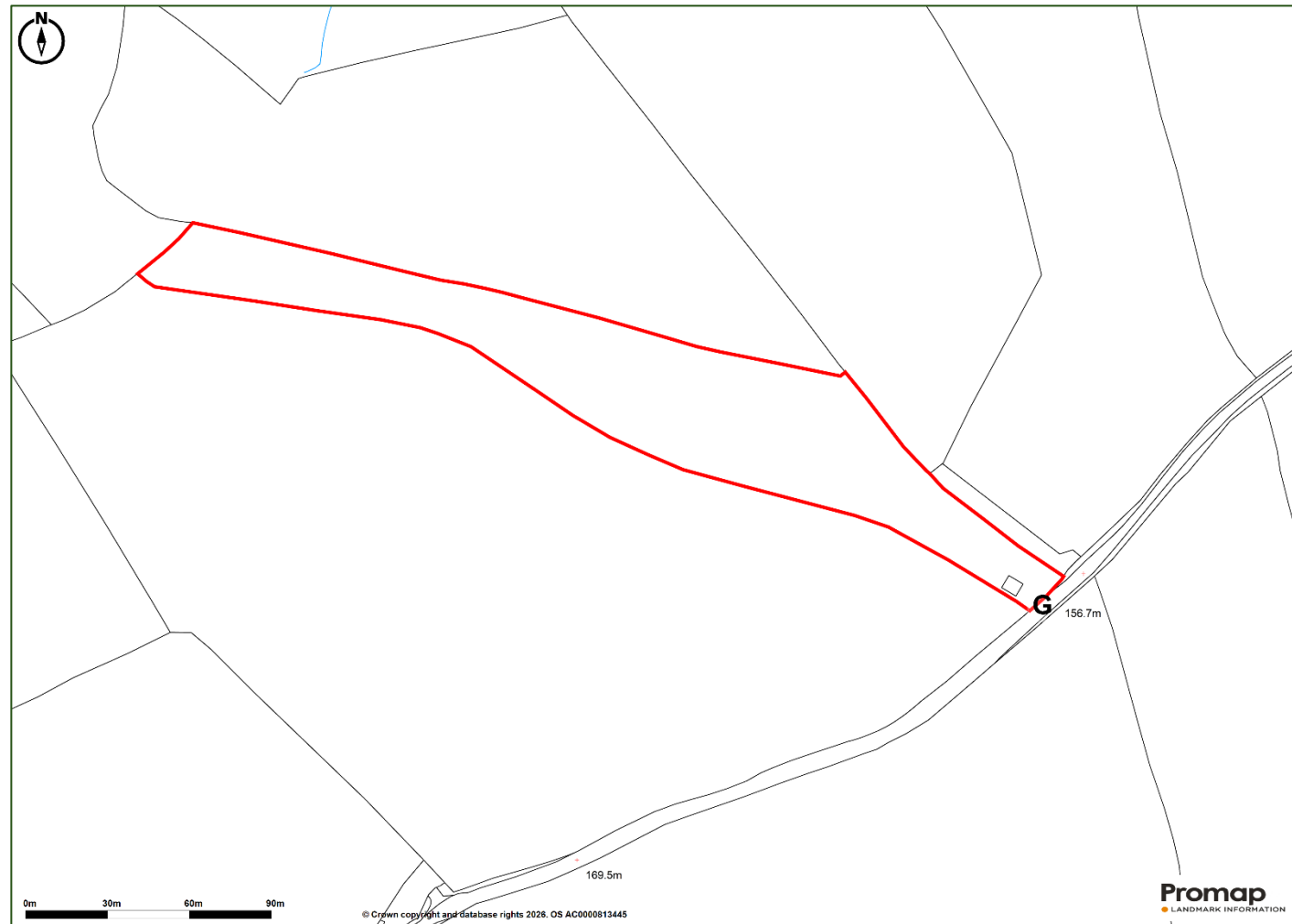
HEALTH & SAFETY

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 selling agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP. Telephone 01548 800183 for details.

Land near Pasture Cross Site Plan



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.

 **Luscombe Maye**
Since 1873