

LAND AT HALLSANDS

gth

KINGSBRIDGE





Land at Hallsands, Kingsbridge, TQ7 2EX

Kingsbridge—9 miles, Dartmouth—16 miles

For Sale by Public Auction on 23rd
September 2026 at 2pm

Auction Guide: £50,000

A rare opportunity to acquire 5.69
acres (2.30 hectares) of beach, sea
frontage and amenity land.

DESCRIPTION

The sale of this land offers purchasers the rare opportunity to acquire a parcel of beach, sea frontage and recreational and amenity land extending in total to approximately 5.69 acres (2.30 hectares). To the east, the land comprises approximately 80m of uninterrupted coastline overlooking Start Bay while the borders comprise traditional hedgerows to the west with undemarcated boundaries to the south. The land comprises a large area of shingle beach to the east while the remainder is a wetland habitat area rich in natural biodiversity and woodland. The land is offered for sale by Auction on 23rd September 2026 at 2pm at Shilstone House, Ivybridge, Devon, PL21 0TW.

SITUATION

The land is situated in a secluded and spectacular coastal setting adjoining the South Devon coastline, immediately to the north of the small coastal settlement of Hallsands. Hallsands is a quiet settlement with a cliffside position overlooking Start Bay. With only a limited number of residential properties, the settlement offers a peaceful and unspoilt environment that adds significantly to the attraction of this land for purchasers seeking their own section of coastline for private enjoyment and recreation.





The land benefits from proximity to some of the area's finest coastal scenery, the coastline and countryside provide exceptional opportunities for walking, wildlife observation and outdoor pursuits.

The land lies within the Parish of Stockenham, the principal settlement of which is located approximately 3 miles to the north and provides a range of amenities including primary school and public house. The historic market town of Kingsbridge lies approximately 9 miles west, offering a range of shopping, educational and recreational facilities, whilst the renowned coastal towns Salcombe and Dartmouth are both readily accessible.

SERVICES

The land does not currently benefit from any services, the land is sold with the benefit of any natural water supply that may or may not exist. Prospective purchasers should make their own enquiries into any services that may or may not exist.

ACCESS

The property is sold with the benefit of any access arrangements that

may or may not exist. Prospective purchasers are advised to inspect the legal pack to fully understand access arrangements.

TENURE

The property is offered for sale on the basis of Freehold tenure with Vacant Possession upon completion.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

DESIGNATIONS

The land is situated within the South Devon National Landscape, a protected landscape designated in 1960 for its outstanding natural beauty. Extending across much of the South Hams coast, the designation recognises the area's remarkable combination of rugged coastline, unspoilt countryside, estuaries, habitats and coastal views.

RIGHTS OF WAY, EASEMENTS, RIGHTS AND RESTRICTIONS

Part of the South West Coast Path crosses the beach at the east of the property from north to south. Other than this the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons 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).

DIRECTIONS

WHAT3WORDS: For the exact location, download the app and enter [///juicy.class.crisis](https://juicy.class.crisis)

OUTGOINGS

The land is not believed to be subject to any outgoing.

FLOOD RISK

The property is within an area at High risk of flooding from rivers or seas and surface water (defined as a chance of flooding in any given year of greater than 3.3%). However, we do not consider this to be unusual given the nature and location of the property.

METHOD OF SALE

The property will be offered for sale by Public Auction and online livestream auction on 23rd September 2026 at 2pm at Shilstone House, Ivybridge, Devon, PL21 0TW. It is possible the property may be sold prior to the auction date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

VENDOR'S SOLICITOR

Donna Baker of Howard and Over Solicitors, Plym House, 3 Longbridge Road, Plymouth, PL6 8LT

T: 01752 964833

Email: donna.baker@howard-over.co.uk

BIDDER REGISTRATION

All potential bidders are required to register with their details with Greenslade Taylor Hunt **prior to the commencement** of the auction by completing the Online Bidder Registration. <https://bit.ly/PropertyAuctionsGTH>. **Registration for the auction closes 48 hours prior to the auction date.** Those attending the auction room to bid in

person will complete bidder registration form either online or at one of our offices. All prospective bidders must provide 2 forms of Identification and source of funds in order to register. Further details are available from the Agents upon request, or at the following link: [Blog | A Guide to Buying Property At Auction? | GTH](#)

BUYERS ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. See our Terms & Conditions for Livestream and In Room Auctions for further details.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at Future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter. These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter

HEALTH AND SAFETY

Applicants are advised that viewing is entirely at their own risk. Neither the vendors or agents will be held liable for any damage or injury that may occur when interested parties are viewing.

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, 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.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

Guide Price: An indication of the seller's current minimum price at auction. The guide price of range of guide prices is given to assist



consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller **and the** auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt

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Ivybridge, Devon, PL21 0SZ

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