



Land part Woodlands Farm Westover, Ivybridge , Devon, PL21 9LJ



A rare opportunity to acquire approximately 36.78 acres (14.89 hectares) of versatile agricultural land and deciduous woodland, enjoying a natural stream water supply, direct road access, and a highly accessible location near the A38 dual carriageway. For sale as a whole or in 2 lots to suit purchasers' requirements.

- Approximately 36.78 acres (14.89 hectares) in all of agricultural land (31.47 acres) and deciduous woodland (5.31 acres).
- Natural stream water supply
- Wide views over Ivybridge and Dartmoor
- Road access
- Cattle handling system
- Falls outside an area designated as a National Landscape
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to planning)
- For sale as a whole or in two lots to suit purchasers' requirements.
- For sale by Formal Tender with a closing date for tenders being :-

Thursday 26th November at 12 noon

DIRECTIONS

From the A38 heading south bound towards Plymouth, take the Westover exit and turn right onto Ermington Road towards Ivybridge. After 0.3 miles, turn left onto the B3213, then after 200 yards turn left towards Endsleigh Garden Centre. The first gate on the left provides access to Lot 1. Continue for a further 0.2 miles to reach the gate to Lot 2, also on the left.

What3Words Location (Lot 1) –
encroach.treatable.timer

What3Words Location (Lot 2) –
dummy.walnuts.submits

SITUATION

Land Part Woodlands Farm is situated on the south side and within close proximity of the town of Ivybridge, outside of an area designated as National Landscape (formerly known as an Area of Outstanding Natural Beauty) in the South Hams area of South Devon.

The nearest city of Plymouth is situated approximately 11.5 miles to the west and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 200 yards to the north.

DESCRIPTION

The land extends in all to approximately 36.78 acres (14.89 hectares) of permanent pasture (31.46 acres) and woodland (5.43 acres), as outlined in red on the site plan.

The land has been used for agriculture and recreational purposes in the past but would be suitable for a variety of uses including amenity,

equestrian or alternative uses, subject to obtaining the necessary planning consents.

Offered for sale as a whole or in two lots to suit buyers' requirements. Dealing with each lot in turn and by reference to the site plan:-

LOT 1 (as shaded in blue)

Extending in all to approximately 8.55 acres (3.46 hectares), comprising a combination of permanent pasture (3.24 acres) and woodland (5.31 acres) divided into three separate parcels as shown on the site plan.

The permanent pasture is predominantly of a gentle north facing gradient and the woodland contains a range of deciduous trees down to the valley floor on a steep north facing gradient.



The land is benefiting from a small level area with a cattle handling area and from a natural stream water supply running along the northeast boundary.

Access can be gained through a single vehicular width gateway from the council maintained highway on the west boundary, as marked by the letter 'G' on the site plan.

LOT 2 – (as shaded in orange)

Extending in all to approximately 28.24 acres (11.43 hectares) of permanent pasture land divided into two field parcels.

The land is of a gentle to moderate north facing gradient and is bound by mature devon hedgerows and stock netting fencing which will require maintenance and repair.

Access to this land can be gained through a single



vehicular width gateway off the council maintained highway in the southwest corner, as marked by the letter 'G' on the site plan.

AGRI - ENVIRONMENTAL SCHEME AGREEMENTS

The land is subject to a Sustainable Farming Incentive Agreement which commenced on 01.04.2024 and expires on 31.03.2027. A copy of the options relating to this land for reference are contained within the legal pack.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements. Please refer to the legal pack.

TENURE

The land is being offered on a freehold basis subject to a Farm Business Tenancy which expires on 31 December 2027.

Following legal completion, the remaining rent will be transferred to the new landlord in the same way as set out in the agreement.

METHOD OF SALE

Land Part Woodlands is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Thursday 26th November at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land Part Woodlands Farm'.

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 (or via the buyers solicitor), 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.

The successful purchaser of each lot will also be liable to pay the sum of £1,500 plus VAT or 1% of the purchase price plus VAT (in the event the land is sold as a whole) as an administration fee in addition to their tender should their tender be acceptable to the seller.

Please note, 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 in which the land is offered for sale.

LEGAL PACK

A copy of the legal pack may be requested from the Sole Selling Agent or the Seller's Solicitors, Wollens Solicitors of Harbourside, 67 The Terrace, Torquay, TQ1 1DP. Attention: Mr Richard Phillips

Tel: 01392 274006

e-mail: richard.phillips@wollens.co.uk

GUIDE PRICES

Lot 1 (8.48 acres) - £60,000

Lot 2 (28.41 acres) - £225,000

The Whole (36.89 acres) - £285,000

OVERAGE CLAUSE

There is no overage clause relating to any potential future commercial or residential development attached to the Land part Woodlands Farm.

LOCAL AUTHORITY

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

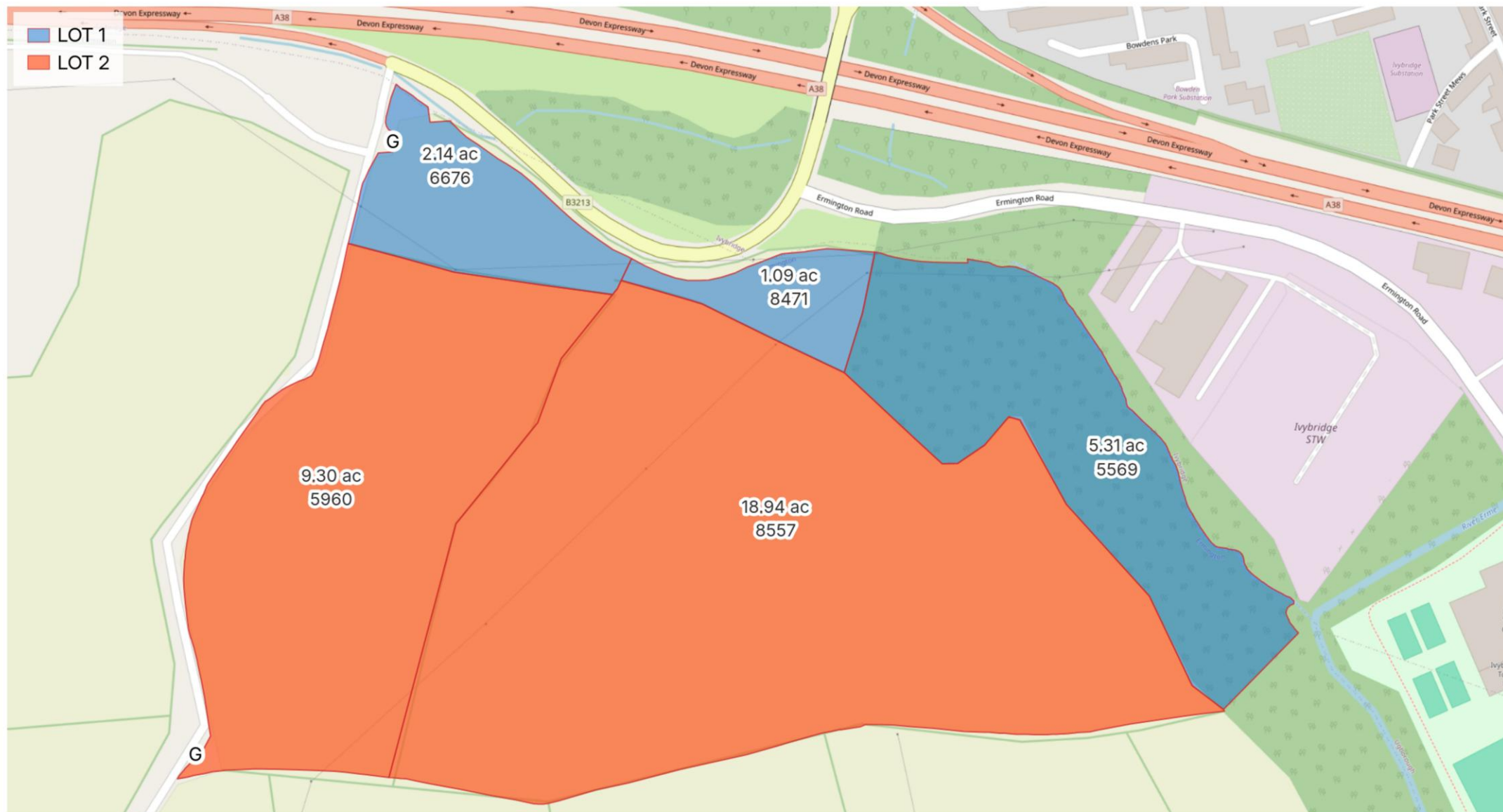
HEALTH & SAFETY

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





Site Plan for identification purposes only. Not to be relied upon for conveyancing purposes.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

01548 800183

farm sandland@luscombemaye.com

luscombemaye.com

