



Land part Well Farm
Chillington, Kingsbridge, Devon
TQ7 2LQ



A prime opportunity to acquire approximately 23.57 acres (9.54 hectares) in all of permanent pasture land situated in the village of Chillington. Offering the potential for a range of uses (subject to planning). For sale as a whole or in two lots to suit purchasers' requirements.

- Approximately 23.57 acres (9.54 hectares) in all
- For sale as a whole or in two lots to suit purchasers' requirements.
- Permanent pasture
- Well suited for a variety of uses such as recreation, amenity, or equestrian purposes (subject to necessary planning consents).
- Wide stretching views across the surrounding countryside
- For sale by Formal Tender with a closing date for tenders **Thursday 12th November at 12 noon**

DIRECTIONS

Upon entering the village of Chillington on the A379, heading east towards Frogmore, continue through the village before turning right onto Tanpits Lane. Follow this lane in a southerly direction, keeping to the right where the road forks. After approximately 0.3 miles, the entrance ramp & gate to Lot 1 will be found on the right-hand side.

To reach Lot 2, continue for a further 0.2 miles, keep right at Aller Cross and then the entrance gate will again be found on the right-hand side.

What3Words Location (Lot 1) -
downward.various.childcare

What3Words Location (Lot 2) –
changed.sheepish.yoga

SITUATION

Land part Well Farm is situated the heart of the town of Chillington within the South Hams Area of South Devon within the South Devon National Landscape (formerly known as the South Devon AONB).

The nearest town of Kingsbridge being just 5 miles to the west, and Totnes being 14 miles to the north. The nearest city of Plymouth is approximately 29.7 miles to the north west while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 15 miles to the north.

DESCRIPTION

The land extends in all to approximately 26.37 acres (9.54 hectares) the full extent of the land is outlined in red on the site plan.

The land in the past been used for agricultural purposes to include cutting hay and livestock grazing. Offering future potential for a variety of uses to include recreation/amenity/equine uses (subject to the necessary planning consents).

The land is offered for sale as a whole or in two lots to suit buyers’ requirements. Dealing with each lot in



turn:-

Lot 1 – 16.83 acres (6.81 hectares) as shaded blue on the site plan

The land comprises predominantly level permanent pasture extending over three field parcels, bound by mature devon hedgerows and benefits from a mains water supply (separate meter to Lot 2) serving a trough marked by ‘WT’ on the site plan. Lot 1 also benefits from a natural stream water supply on the north boundary within field parcel 0558.

Access to this land can be gained either through a single vehicular width gateway on the eastern boundary of field parcel 0146, up a tarmac ramp off the council maintained highway leading south out of Chillington marked by the letter G on the site plan.

A schedule of the land in Lot 1 is as follows :-

OS Grid reference	Field Number	Area (acres)	Description
SX7482	8359	6.02	Permanent Pasture
	0146	8.48	Permanent Pasture
	0558	1.90	Permanent Pasture
	4264	0.43	River Meadow
Total:		16.83	

Lot 2 – 6.74 acres (2.73 hectares) as shaded green on the site plan

The land comprises a combination of gentle to moderately sloping permanent pasture, arranged as one field parcel SX7482 9234.

The land benefits from a mains water supply feeding a trough on the south western boundary of the land shown on the site plan by ‘WT’. This being a on a separate meter to



Lot 1. There is a second water trough in Lot 2, on the north eastern boundary of the land however this will this supply has been turned off and will be disconnected if the land is sold in separate lots as it is supplied by Lot 1's meter.

Access to this land can be gained through a single vehicular width gateway on the south boundary, off the council-maintained highway marked by the letter 'G' on the site plan.

TENURE

The land is being offered on a freehold basis with vacant possession available on legal completion. The land is currently subject to a grazing licence, ending on 31 October 2026.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as are known.

SPORTING AND 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.

WAYLEAVES AND EASEMENTS

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

OVERAGE CLAUSE & COVENANTS

The land is not sold subject to any overage clause or covenants in respect of any future development.

METHOD OF SALE

The Land part Well Farm is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is **Thursday 12th November 2026 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in a sealed envelope clearly marked 'Land part Well 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 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 purchasers of each lot will also be liable to pay the sum of £2,000 plus VAT as an administration fee in addition to their tender should their tender be acceptable to the seller.

In the event the land is sold as a whole (both lots combined), the administration fee will be £2,000 plus VAT or 1.5% of the purchase price, whichever is greater.

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 seller's solicitors, Windeatts Solicitors of 48 Fore Street, Kingsbridge, TQ7 1PE.

Attention: Richard Wing

Tel: 01548 858647

e-mail: richard.wing@windeatts.co.uk

GUIDE PRICES

Lot 1 (16.83 acres) - £150,000

Lot 2 (6.74 acres) - £60,000

The Whole - £210,000

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.

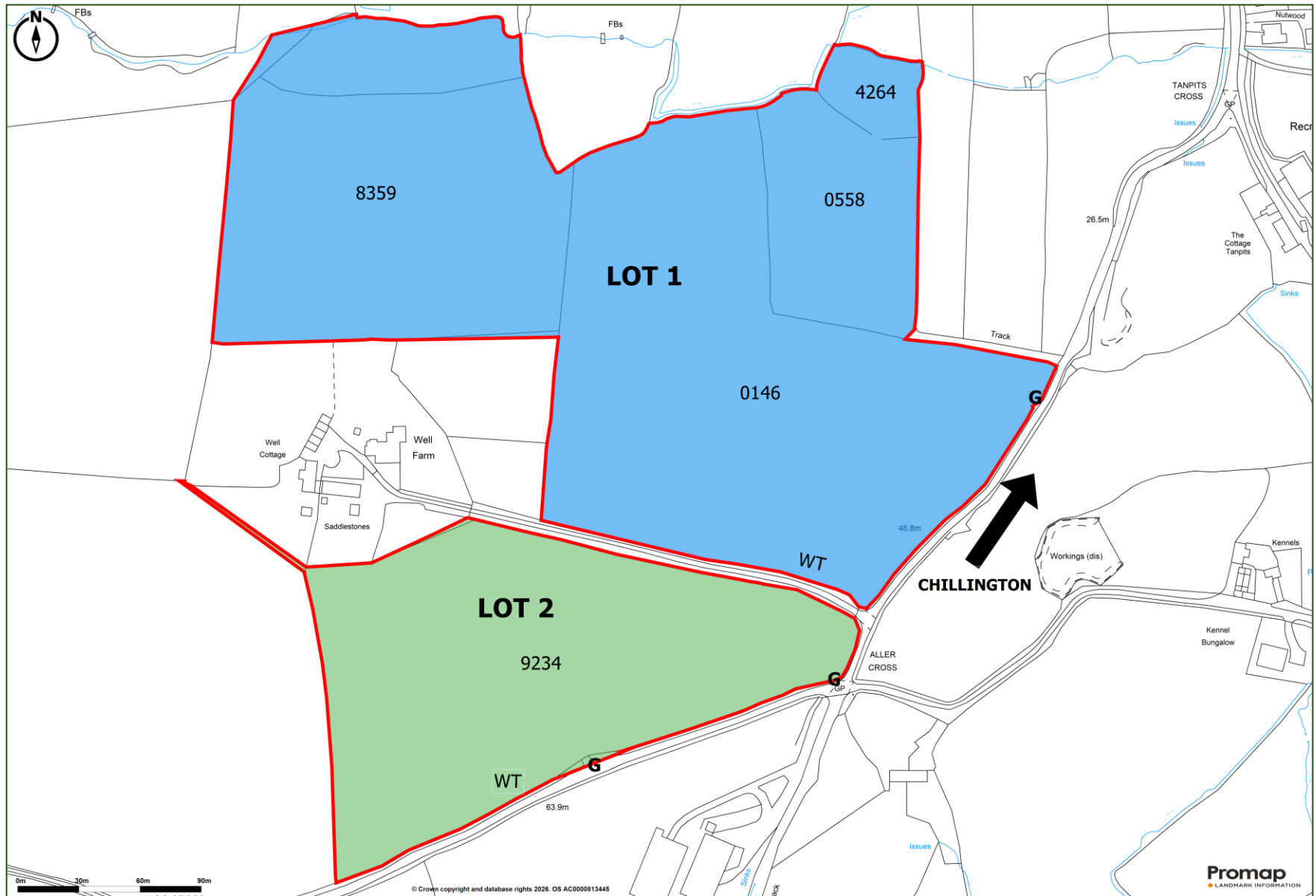
VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

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



Land part Well Farm, Chillington Kingsbridge TQ7 2DP



Farms, Land & Smallholdings

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

01548 800183

farmsandland@luscombemaye.com

luscombemaye.com