



## Land at South Pool

Kingsbridge, South Hams, Devon

# Land at South Pool

Kingsbridge, South Hams, Devon, TQ7

Kingsbridge - 3.5 miles Dartmouth - 9.47 miles Salcombe - 11.1 miles A38 - 13 miles

## 9.5 acres of arable land on the edge of South Pool village.

*Productive arable field in a short term grass ley including a small copse. Mains water & electricity available.*

**LOCATION** The land is in a quiet rural position on the edge of the idyllic village of South Pool in the beautiful South Hams. It is only a short distance from Salcombe Estuary and the bustling town of Kingsbridge and lies within the South Devon Area of Outstanding Natural Beauty. The South Hams is a sought after area renowned for its stunning countryside and incredible coastline.

**DESCRIPTION** The 9.5 acres (3.85 hectares) of land includes 9.17 acres of arable land currently down to a three year grass ley. A 0.33 acre broad leaved copse is on the north eastern edge of the field. There is direct roadside access via a wide gateway with a 15 foot gate from the road between South Pool and East Portlemouth, approximately 500 yards from the edge of the village and would suit equestrian and alternative amenity uses.

**BOUNDARIES** Boundaries consist of traditional Devon banked-hedges with mature trees.

**SOIL TYPE** The land is classified as Grade III on the MAFF Agriculture Land Classification. The soil type is Denbigh 1 which is a well drained fine loamy and fine silty soil over rock.

**WATER** The Vendor has previously used natural spring water from a ditch located part way down the western hedge boundary. The Vendor cannot give any guarantee on quality or quantity of the water this provides. The Vendor will also grant an easement over field OS No 2968 and 2649 to a mains private water supply in OS No 2649 whereby the Purchaser may install a water pipe and connection with a sub-meter making their own arrangements to cross the road. This will be at the Purchaser's expense who will also pay for the water used and a standing charge.

**ELECTRICITY** The Vendor will grant an easement to install a supply across OS No 2968, 2649 and 4234 to the Vendor's mains in OS No 5121 being underground other than in 2968 and 2649 making their own arrangements to cross the road. This will be at the Purchaser's expense.

**SPORTING, TIMBER & MINERAL RIGHTS** Sporting, Timber & Mineral rights are included in the sale.

**ENVIRONMENTAL & AGRICULTURAL SCHEMES** The land is not in any agri-environment or stewardship scheme.

**QUOTAS** No entitlements or milk quota are offered for sale with the land.

**DIRECTIONS** Taking the A379 east away from Kingsbridge continue through West and East Charleton. In Frogmore turn right over the bridge signposted 'South Pool'. Follow the road into South Pool and continue straight through the village. Take the road out of the village and after 200m take the first turning on your left. After 250m the field entrance can be found on the left hand side directly opposite the point at which the road takes a sharp 90° right turn. Please park with consideration, in the gateway.

**VIEWING** At any time during daylight hours with a copy of these particulars to hand. Please close all gates behind you and take care if livestock are present. Please call the Vendor's agent to check if any 'lively' stock are present.

**AUTHORITIES** **South Hams District Council**, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. **Rural Payments Agency**, PO Box 1058, Lancaster House, Hampshire Court, Newcastle Business Park, Newcastle Upon Tyne, NE99 4YQ. Tel: 0845 6037777. **South West Water**, Tel: 0800 169 1133. **Natural England** First Floor, Temple Quay House, 2 The Square, Bristol, BS1 6EB. Tel: 0300 0601812. **Western Power Distribution**, Avonbank, Feeder Road, Bristol BS2 0TB. Tel: 0845 601 2989 Email: [info@westernpower.co.uk](mailto:info@westernpower.co.uk)

**FIXTURES & FITTINGS** If not specifically mentioned in the particulars, no fixtures and fittings are included in the sale.

**PURCHASER'S COMMISSION** A contribution to the Vendor's sale costs of one percent of the sale price plus VAT will be payable on exchange of contracts in addition to the 10% deposit.

**AGENT** Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935. Fax: 01392 823938. Email: [property@townsendcharteredsurveyors.co.uk](mailto:property@townsendcharteredurveyors.co.uk).

**LEGAL PACK** A legal pack is available from the Vendor's solicitor, Beers LLP, 29 Fore Street Kingsbridge, TQ7 1AA. Tel: 01548 857000, Email [jonathan.cobb@beersllp.com](mailto:jonathan.cobb@beersllp.com).

**SALE PLANS** The sale plan is not to scale and is for illustrative purposes only as to the land available. Although carefully prepared the accuracy of the plan is not guaranteed.

**EASEMENTS** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities.

**MISREPRESENTATION DISCLAIMER** Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but it's accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

Photos Taken: 10.09.14

