



STAGS

Land at
Kernborough

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Kingsbridge, Devon TQ7 2LL

Chillington (A379) 1.5 miles • Beesands 2.7 miles • Torcross 2.9 miles • Kingsbridge 6 miles

127.65 acres of productive arable and grass land in the South Hams

Situation

Located within the South Devon Area of Outstanding Natural Beauty, the land is situated around the South Hams hamlets of Kernborough and Ford. The market town of Kingsbridge, which is located at the northern end of the Salcombe estuary, lies about 6 miles to the west and offers a good range of shops and local amenities. The popular coastal villages of Torcross and Beesands are less than 3 miles to the east.

Introduction

The property comprises productive arable and grassland, extending to 127.65 acres (51.65 hectares) situated around the hamlets of Kernborough and Ford. The farmland is currently being used for the growing of cereal and grass crops and offers excellent accommodation land or single fields adjoining the two hamlets.

Lot 1: Productive arable land extending to 21.25 acres

Lot 1 comprises three arable fields extending to 21.25 acres (8.59 hectares) capable of growing a wide variety of cereal crops and grass leys. The land is south-facing with some sea views. Road access is available on the western and northern boundaries.

Lot 2: A single pasture field extending to 4.44 acres

Known as 'Eastern Field' this south facing field extends in total to 4.44 acres (1.80 hectares). The land would be suitable for grazing livestock or equestrian use (stp).

Lot 3: 51.65 acres of grassland at Dunstone

The land at Dunstone is 51.65 acres (20.91 hectares) of gently sloping and sloping grassland.

The land is divided into six fields, some of which have sea views. The land is bounded by hedgerows and offers a useful run of land suitable for grazing, grass silage and some arable cropping.

Lot 4: A single pasture field of 6.65 acres

Known as 'Cellars' the field extends in all to 6.65 acres (2.69 hectares) suitable for arable and grass cropping. The land gently slopes from north to south and has a former nissen hut.

Lot 5: 43.66 acres of land west of Kernborough

The land is divided into seven fields extending to 43.66 acres (17.66 hectares) comprising a mix of arable and pasture which is sloping/gently sloping.

Land Grade and Soil Classification

The land is predominately Grade 3. The soil type is mainly Denbigh 1 described as well drained fine loamy and fine silty soils over rock.

Access

Each lot has direct access onto the public highway.

Services

All the lots have mains water available.

Method of Sale

The land is offered for sale by private treaty.

Tenure and Possession

The land is held freehold and available with vacant possession.





Basic Payment Scheme

The current year's payment is reserved from the sale. The entitlements are included in the sale. If the property is sold in lots the entitlements will be apportioned.

The purchaser will take over the vendors' cross compliance responsibilities until 31st December 2017.

Designations

The land is situated within the South Devon Area of Outstanding Natural Beauty.

The land is within a Nitrate Vulnerable Zone.

Ingoing Valuation

Upon completion and in addition to the purchase price, the purchaser shall take over and pay for (including any VAT where applicable) the growing cereal crops (Lots 2 and 5) below at valuation.

Beneficial cultivations carried out prior to completion and growing crops planted prior to completion at the cost of seeds, fertilisers, sprays, pesticides and labour thereto. Where labour has been undertaken by contract, then the actual cost shall apply. In all other cases, the labour charges shall be in accordance with the CAAV costings.

All matters of valuation shall be carried out by Stags acting upon behalf of the Vendors and Purchaser, whose decision shall be final and binding on both parties and whose fees and expenses shall be paid in equal parts by each.

The buyer will be required on completion to make a payment on account for the approximate amount of the ingoing valuation, as calculated by Stags, with the final valuation to be agreed within 7 days after completion. All valuation monies shall be paid, by cleared funds, in the account of the agents or vendor, within 14 days of completion and shall otherwise therefore carry interest at 5% above the HSBC Plc base rate applicable to the period.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234 / www.southhams.gov.uk

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

A public footpath crosses 'Quarry Park' field in Lot 1.

Plans & Boundary Fences

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

Viewing

Strictly by appointment with Stags Farm Agency on 01392 680059 or Kingsbridge on 01548 853131.

Warning

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

Directions

From Kingsbridge take the A379 eastbound to Frogmore village. At Frogmore Bridge turn right signposted South Pool. Proceed along the road and after 1 mile turn left signposted East Prawle/Pool. At Ford Cross turn left signposted Kernborough, the land can be found on the left hand side.

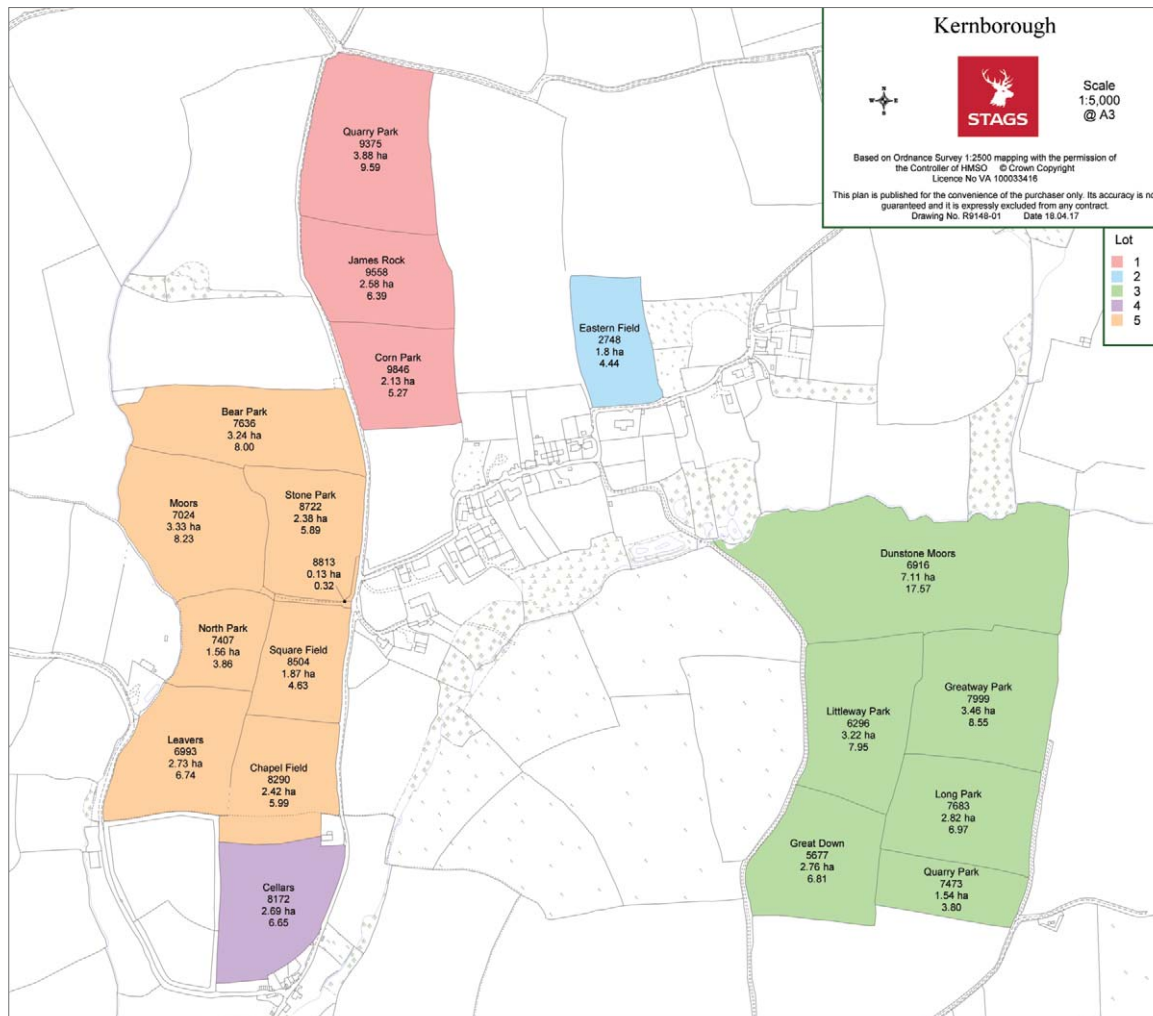
For Lot 3 continue on the A379 eastwards until reaching Stokenham. Turn right at the Carehouse Cross roundabout signposted Prawle, and follow the road for 1.5 miles, turning right at the signpost to Moyson. The land can be found 0.25 miles on the right.

This road continues back towards the village of Ford, via Dunstone to link up with the other lots

Disclaimer

These particulars are a guide only and are not to be relied upon for any purpose.

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