



Farmland at Dunstone Cross

Beeson, Kingsbridge TQ7 2LP



BNP PARIBAS GROUP 

Around 58 acres of productive arable and pasture farmland near the coast with views to Start Point

Beesands Beach 1 mile; Stokenham 1.6 miles; Kingsbridge 7 miles



BARE LAND



ROAD ACCESS



WATER SUPPLY



VACANT POSSESSION



57.61 ACRES



£750,000

Method of Sale

The land is for sale as a whole or in lots by informal tender, with a tender deadline of 12 noon Friday 11th July 2025. Please contact the selling agent for a tender form.

Lotting & Guide Prices

Lot	Description	Acres	Guide Price
Lot 1	Arable farmland	44.58	£560,000
Lot 2	Pasture/arable	5.57	£80,000
Lot 3	Pasture	7.46	£110,000
Total		57.61	£750,000

Situation

The land is located adjacent to the public highway at Dunstone Cross, between the villages of Dunstone & Beeson, less than 2 miles from Chillington and Torcross. There are several road access points around the property including separate accesses into each lot.

Lot 1

A parcel of around 45 acres of excellent quality farmland across five very good size, easily worked fields with direct road access. The land is laid to a semi-permanent pasture but has been ploughed for clover within the past 5 years and is very capable of growing arable crops well.

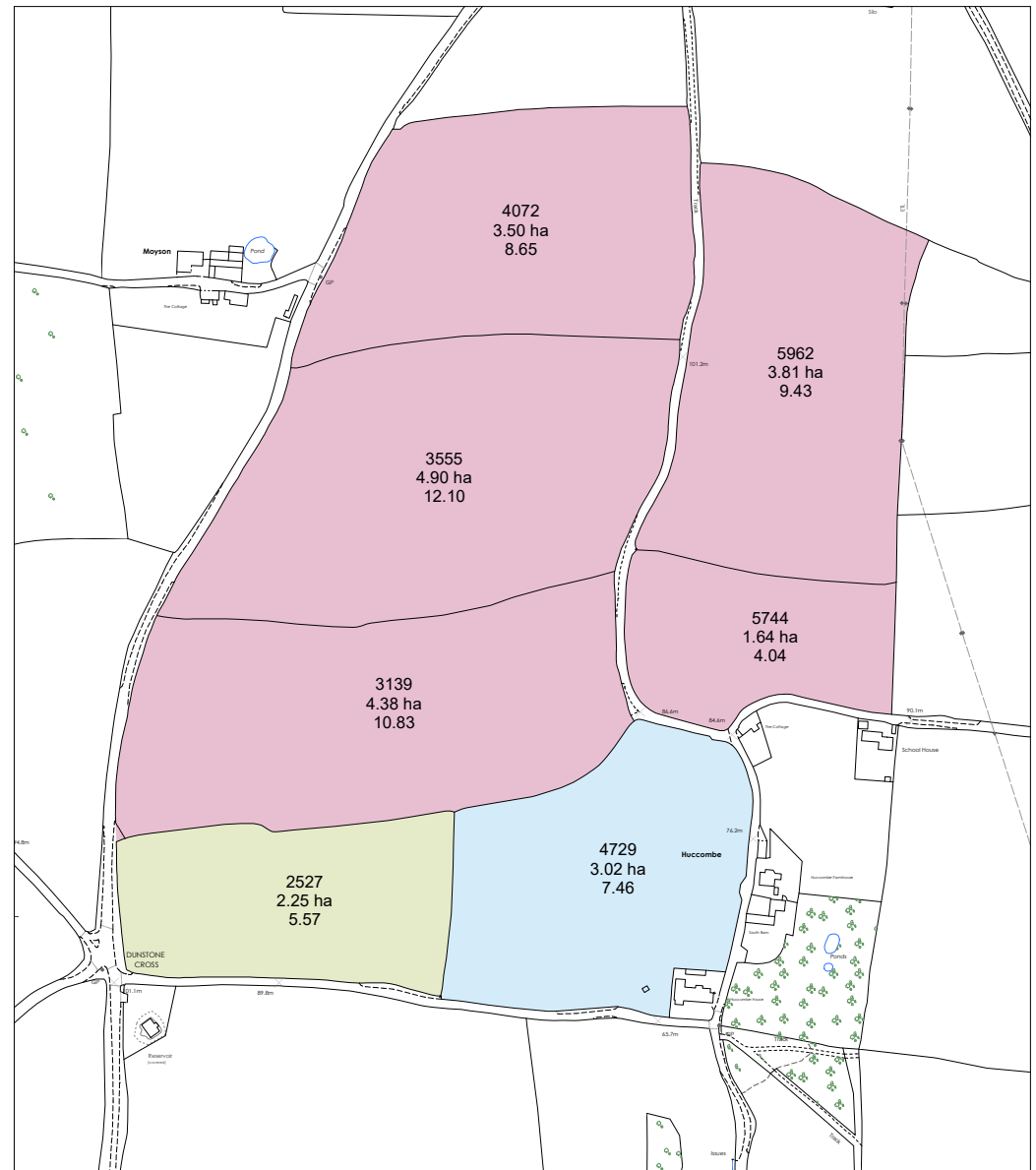
All fields are interconnected and are easily worked. The current farming system has been low input and environmentally managed and the land is in extremely good heart.

Lot 2

A single field extending to 5.57 acres with direct road access and a spring fed water supply. The rectangular field is gently sloping and is laid to pasture but has good arable potential. It could therefore be incorporated into an arable farming rotation along with the adjacent land, or as a standalone field for grazing for livestock or horses.

Lot 3

A single field of permanent pasture extending to around 7.46 acres with a spring water supply. There are three access points, two from quiet local highways and a third from the bridlepath / stone track on the field's northern boundary. The field would be an excellent paddock for grazing livestock or horses, and other similar amenity uses.



Land at Dunstone Cross

Lot Key

- Lot 1 (18.23 ha / 45.05 ac)
- Lot 2 (2.25 ha / 5.57 ac)
- Lot 3 (3.02 ha / 7.46 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z24993-01 | Date 13.05.25





General

Tenure

The property is sold freehold with vacant possession on completion.

Soils

The land is shown as Grade 3 on the Provisional Agricultural Land Classification maps and on the Landis maps as Soilscape 6 – freely draining slightly acid loamy soils, suitable for range of spring and autumn sown crops and with a long grazing season.

Services

Mains water is understood to be available at Dunstone Cross (buyer would need to connect to this at their own cost if required).

Lot 2 has a spring fed water supply via a neighbouring property. Lot 3 has its own spring water supply.

Wayleaves, easements and rights of way

There are no public rights of way over the property. A public bridleway runs along the un-owned track through Lot 1, which also provides a secondary means of access to the land.

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Designations

The land is within the South Devon National Landscape area. Two fields in Lot 1 are within a Nitrate Vulnerable Zone.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Covenants and/or restrictions

There may be restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Plans, Areas and Boundaries

Any representation by the owner or agent is indicative only and should not be relied upon without clarification from a legal advisor.

Local Authority

South Hams District Council

Health and Safety

We ask you to be as vigilant as possible when making your inspection for your own personal safety.

What3Words

///cared.prepped.dressing

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 215 631.





Lot 2



Lot 2



Lot 3



Lot 3



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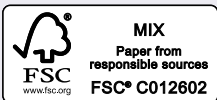
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