



Land at Crabadon

Halwell, Devon

Carter Jonas

**Land and buildings
at Crabadon
Halwell
Totnes
Devon
TQ9 7JZ**

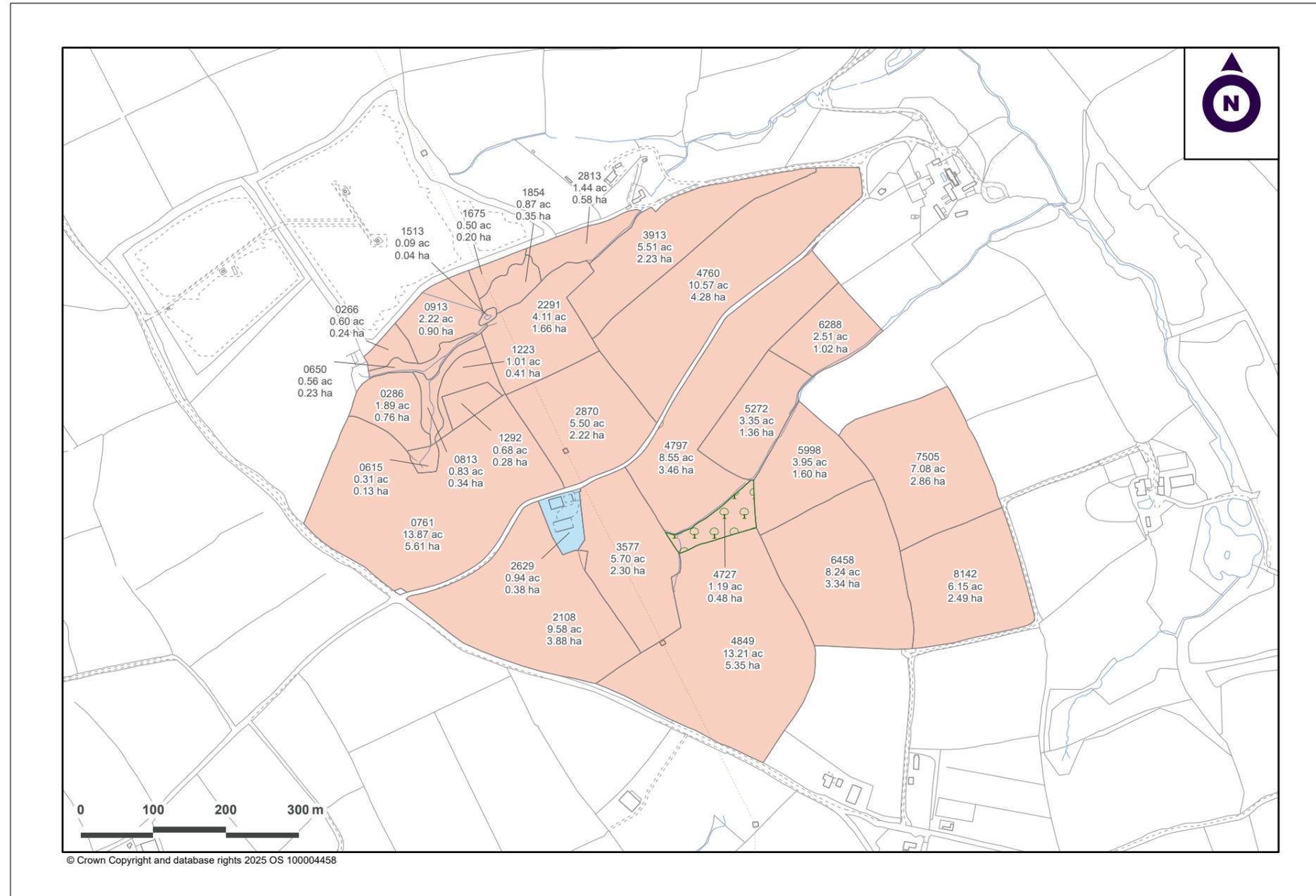
A ring fenced parcel of 121.01 acres of good quality arable and pastureland serviced by a range of modern farm buildings including one with Class Q consent to convert into a dwelling.

A range of adaptable modern farm buildings. Class Q consent has been obtained to convert one of the buildings into a 3-bedroom detached dwelling. Consent for conversion of a second barn has recently lapsed.

The land offers good sized manageable enclosures with a small attractive wooded valley.

Offered for sale by informal tender as whole or in two lots. Tenders are due by midday on Thursday 6th March 2025.

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Location

Situated in a particularly attractive part of the rolling wooded countryside of the South Hams. There are numerous other sporting opportunities including various local shoots taking advantage of the dramatic topography.

Lot 1

Totalling 120.07 acres, the land comprises good quality, versatile arable land and is serviced by council-maintained roads that run through the centre of the parcel and along the southern boundary.

Set in a secluded position in a particularly attractive part of south Devon, the land has been farmed by a local farmer under a contract farming agreement. The land lies in an area of high amenity value and offers privacy, sporting potential and the opportunity to develop a wide range of biodiversity.

Lot 2

Situated in an elevated position are a small range of modern farm buildings. A Class Q consent has been obtained for the conversion of one of the barns to a dwelling under planning reference 2498/23/PDM.

Another of the barns also had Class Q consent which has now expired under planning reference 1552/20/PDM.

Lot 2 extends to 0.94 acres.

Building plan schedule

No.	Type of building	Area (Sq m)	Description
1	3-bay steel framed covered yard	295	Steel, galvanise, and pressed steel partially clad walls. Galvanise and pressed steel roof.
2	3-bay concrete framed silage clamp and lean-to	118	Concrete frame, concrete panel and fibre cement, block and galvanised walls. Fibre cement roof.
3	Enclosed dry store	253	Timber clad steel frame under a pressed steel roof.



Method of sale

Offered for sale by informal tender as a whole or in two lots. Tenders are due by midday on Thursday 6th March 2025.

Tenure & Possession

The land will be sold with vacant possession.

Services

South West Water have recently installed a pumping station in field OS0761. It is anticipated that a mains water and electricity supply will be made available to the purchaser(s), however, the vendor cannot warrant that these supplies will be made available. The Vendor reserves an easement to lay mains water and electricity through the land to adjoining properties.

Sporting & Mineral Rights

All sporting rights are in-hand.

Local Authority

South Hams District Council
www.southhams.gov.uk

Wayleaves, Easements & Rights of Way

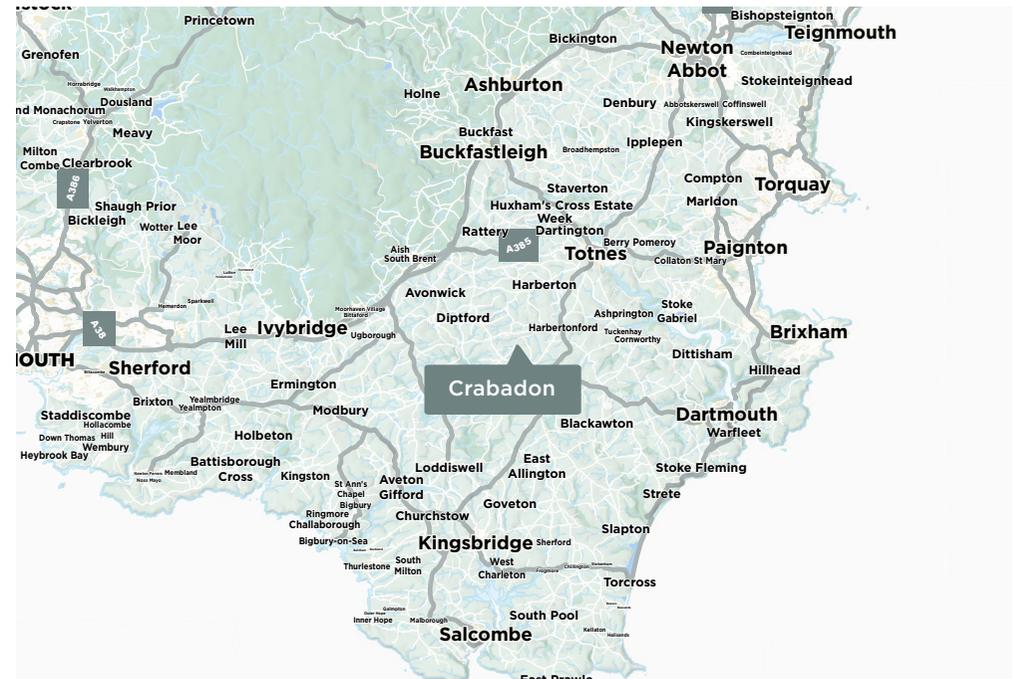
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves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

Viewings

By prior appointment with the Vendors Agent, Carter Jonas 01823 428590



/// [situated.unravel.simulations](https://www.what3words.com)



Carter Jonas - Taunton

07717 727274 | David.Hebditch@carterjonas.co.uk

07826 281294 | Kate.Thomas@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

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