



Land at Hernaford Farm , Harbertonford, Totnes, Devon
TQ9 7HY

TO LET: An exciting opportunity to rent productive land of approximately 191 acres as a whole or in three lots on a 10-year FBT by Informal Tender - POA

Totnes: 4 Miles | Exeter: 34 Miles | Plymouth: 25 Miles

- 191 acres of productive agricultural farmland
- Available as a whole or in three lots
- Opportunity for a 10-year FBT
- Good access links to the M5 via multiple A roads

£1

01803 866130 | rentals.southdevon@stags.co.uk

The Land

The land is classified as grade 3/4 on the Agricultural Land Classification Map for the South West Region. Lots 1 and 2 are primarily described as "Freely draining slightly acid loamy soils" and lot 3 is primarily described as "Freely draining slightly acid but base-rich soils".

The land appears to be mostly stockproof but further investigation may be required and this is at the discretion of the prospective Tenant. Should you wish to complete further fencing works using relevant grants, this would be welcomed by the Landlord but any costs attributable to this shall be borne by the Tenant.

LOT 1

Lot 1 is marked on the below plan in red and consists of approximately 121.7 acres of land. The majority of land is considered to have potential for arable use with the western area being steeper and likely only to be used for pasture. There are areas of woodland copse to the west which may provide cover for livestock.

LOT 2

Lot 2 is marked on the below plan in blue and consists of approximately 37.9 acres of land. The land is considered to have potential for arable. The shaded area within lot 2 is to be let on a separate 2-year grazing licence on the same terms as the FBT. This area is approximately 1.8 acres.

LOT 3

Lot 3 is marked on the below plan in green and consists of approximately 31.6 acres of land. The land has some potential use for arable but is steep in places particularly to the east.

SERVICES

Mains water supply to Lot 1
Borehole (with mains backup) supply to Lot 2 and Lot 3

DIRECTIONS

What3Words:
Lot 1: ///handbags.curry.locals
Lot 2: ///racing.brightens.enough
Lot 3: ///lorry.transcribes.thinnest

To Let boards visible from the road to the south of Harbertonford

THE TENANCY

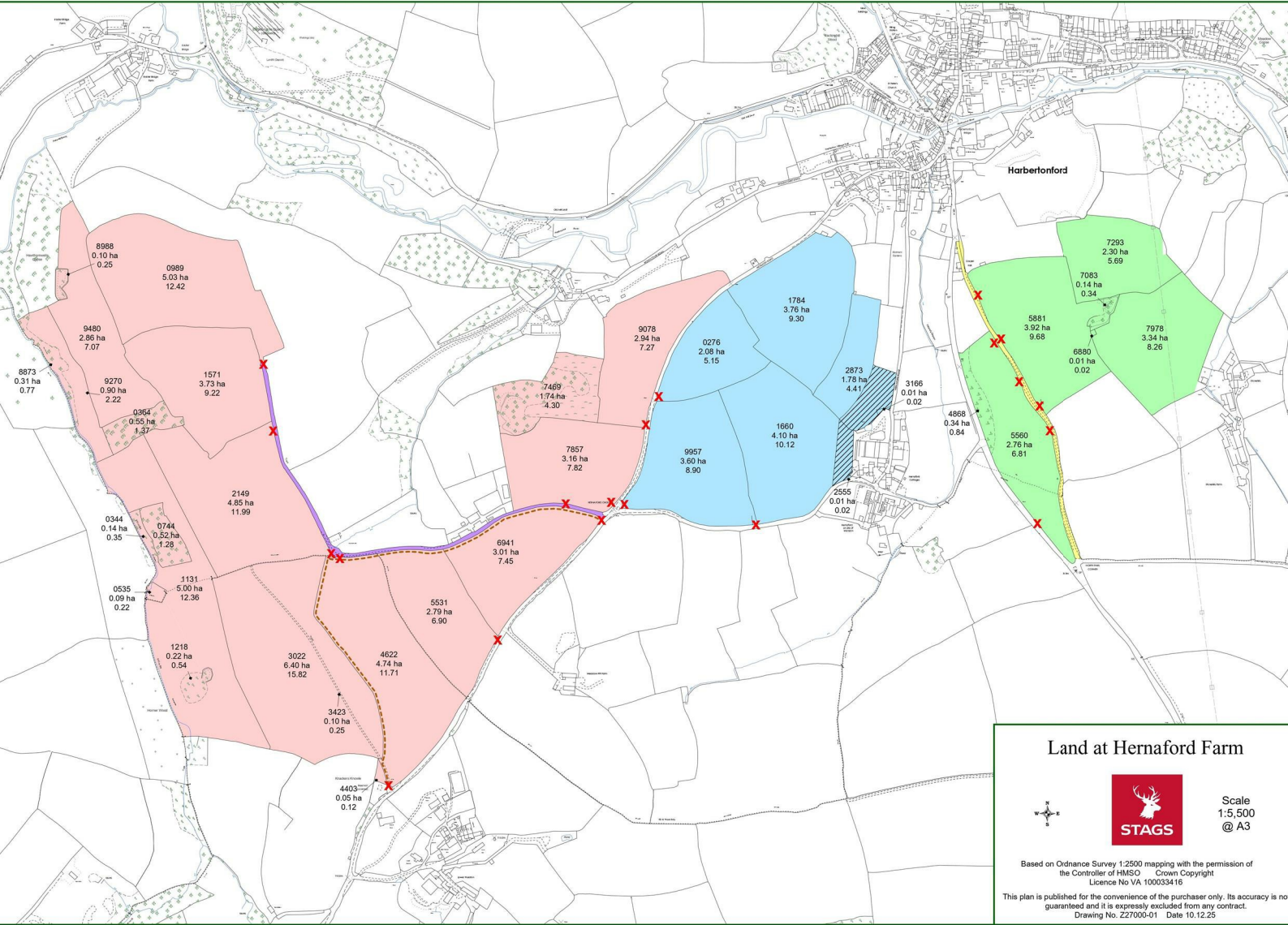
Tenure: Land at Hernaford Farm will be let either as a whole, or in three lots

The Term: An initial 10-year term, most likely with the option to extend subject to agreement between all parties at the time.

Break Date: A mutual break clause on the fifth anniversary of the commencement date

Start Date: 25th March 2026. Early entry for the land may be possible by separate arrangement.

Rent Payment Dates: The rent will be paid quarterly in advance upon signing of the Tenancy Agreement.



Sporting and Mineral Rights: Both are reserved from the Tenancy Agreement.

Wayleaves, Rights of Way, etc: The property is let 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 let subject to and with the benefit of any public or private rights of way or bridleways. The orange dashed line on the below lotting plan shows an access route the Landlord wishes to reserve.

ENVIRONMENTAL SCHEMES

We understand from the outgoing tenant that the land is not entered into any environmental schemes. The landlord will welcome applications for environmental schemes.

LANDLORD AIMS

The Landlord would welcome Tenders from farming practices that aim to conserve top soil

TENDERS

Offers are invited by Informal Tender no later than 12:00 Noon on the 30th of January 2026 to Stags, 26 Fore Street Totnes. Tender Forms for the Tenancy Agreement are available from Stags upon request by emailing professional.totnes@stags.co.uk. All Tenders should be returned to Stags at 26 Fore Street, Totnes, in a sealed envelope marked "Land at Hernaford Farm Tender". The bid should be submitted using the Tender Form provided clearly stating the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

VIEWINGS

The land can be viewed unaccompanied and without appointment not before the 22nd of December to allow for the previous Tenant to vacate the holding. We ask all viewings be completed following appropriate Health and Safety protocols but are ultimately completed at your own risk.

ACCESS

Access to the land is shown on the lotting plan above. Two access tracks are shown in blue and yellow. Red crosses represent approximate locations of current and previous access points from the road/tracks.

The blue track is not registered with HM Land Registry. It is therefore not included in the Tenancy agreement. It is unclear as to the ownership of the track however it has been used to access the land for a number of years and maintained by the occupier.

The yellow track is not registered with HM Land Registry. It is therefore not included in the Tenancy agreement. However, on OS maps it is designated as "Other routes with public access" and therefore can be used freely to access the land.

Should the prospective Tenant wish to continue to access the land, it could be considered it is in their interest to maintain tracks where necessary.

DISCLAIMER

These particulars are a guide and should not be relied upon for any purpose. Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock.





Lot 3



Lot 3

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty

