



Field adjacent to Woodlands , Broadbury, Okehampton,
Devon EX20 4NH

A largely level pasture field, extending to 10.9 acres,
suitable for equestrian, livestock or arable use.

Okehampton 6.5 Miles, Exeter 31 Miles.

- 10.9 Acres • Access to A3079 and Pegasus Trail • Views Towards Dartmoor

Guide Price £95,000

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SITUATION

The land is situated approximately 7 miles West of Okehampton identified by a Stags for sale board. The town of Okehampton, offers an excellent range of local shops and services, three supermarkets (including a Waitrose) and various other local businesses. The town has schooling from infant to sixth form level, together with a train station and leisure centre in the attractive setting of Simmons Park. From Okehampton there is direct access via the A30 dual carriageway to the cathedral and university city of Exeter a further 23 miles away with its M5 motorway, main line rail and international air connections. Okehampton is situated on the northern fringes of the Dartmoor National Park, famed for hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. There is also comparatively easy access to the north coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

DESCRIPTION

Approximately 10.9 acres of largely level pasture land enclosed by hedgerow and stock proof fencing (outlined red on the plan). Suitable for equestrian, livestock, arable or leisure purposes. The land offers a small area of willow for coppicing and offers attractive views towards Dartmoor. The land sits adjacent to the A3079 and Pegasus Trail, a 15 mile (25 km) horse riding, walking and mountain biking route along bridleways, roads and a former railway track.

ACCESS

Direct access from the A3079, with a right of way over a short single vehicle track, with a five bar gate to the field.

SERVICES

No services connected.

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession.

SPORTING AND MINERAL RIGHTS

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

LOCAL AUTHORITY

West Devon Borough Council - www.westdevon.gov.uk

ENVIRONMENTAL SCHEMES

The land is not registered for any environmental schemes

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS AND 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

Please contact Okehampton Office on 01837 659420 for arrangements.

WARNING

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

Please note there is an underground former chemical waste tank within the field (when part of the land was formerly used for a caravan touring site).

The adjacent property Woodlands will shortly be having a new sewerage treatment plant installed, the outflow pipe will drain into a ditch within this field.

DIRECTIONS

For Sat Nav purposes the postcode is EX20 4NH (field to the left of Woodlands).

[what3words wider.landownwer.much](https://www.what3words.com/what3words/wider.landownwer.much)



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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. Purchasers 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.