



Land and Woodland at Hennock , Bovey Tracey, Newton Abbot, Devon TQ13 9PU

50.24 acres of attractive pasture and woodland with a modern agricultural building, situated in a fantastic elevated position overlooking the Teign Valley.

Bovey Tracey 2 miles - Drumbridges roundabout (A38) 3.7 miles - Newton Abbot 8 miles

• 50.24 acres • Woodland and Pasture Land • Modern Agricultural Building • Within Dartmoor National Park • Freehold

Offers In Excess Of £375,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land and woodland are situated to the East of Bovey Tracey, within Dartmoor National Park and on the edge of the small village of Hennock.

The A38 lies just 3 1/2 miles away which links between Exeter in the east and Plymouth in the west.

The local villages and town centres boast various shops and amenities to support the busy rural community, including Mole Valley Farmers and CR Willcocks agricultural machinery engineers on the Heathfield Industrial Estate.

INTRODUCTION

The land comprises pasture and woodland which extends in total to about 50.21 acres. The pasture covers about 30.05 acres of the land and is separated by a central belt of mature mixed woodland.

Pasture fields are of a good size for both grazing livestock and cutting crops of grass with their boundaries being traditional Devon hedging, stone walls and some stock fencing. The land is mostly gently sloping and enjoys far reaching views over the surrounding rural landscape.

The woodland comprises mixed native deciduous species which provides a rich wildlife habitat. The woodland floor is covered by a dense blanket of bluebells during Spring which form around protruding examples of the local underlying stone.

To the centre of the land is a steel framed modern agricultural building with a fibre cement roof. The building measures approximately 30m x 15m and has a compact earth and hardstanding floor with a North elevation of concrete pads and Yorkshire boarding.

ACCESS

The land can be accessed off the public highway.

SERVICES

There is a mains water and spring water supply to the land.

METHOD OF SALE

The property will be offered for sale by Private Treaty as a whole.

TENURE AND POSESSION

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

BASIC PAYMENT SCHEME

There are no basic payment entitlements



DESIGNATIONS

The property is located within Dartmoor National Park

LOCAL AUTHORITY

Dartmoor National Park / www.dartmoor.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights as far as they are owned are included within the freehold.

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.

There are NO public rights of way or bridlepaths that cross the property.

PLANS AND BOUNDARY FENCES

A plan that 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 Stags Farm Agency on 01392 680059.

DIRECTIONS

From Chudleigh Knighton, head towards Bovey Tracey. At Dunley Cross, turn right signposted Hennock. At Five Lanes, continue to Hennock and follow the road for 600 metres passing the Palk Arms on your right and bearing left. The land can be found on the left hand side.

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 leave gates as they are found, do not bring dogs onto the land while viewing and avoid entering fields containing cows and calves.

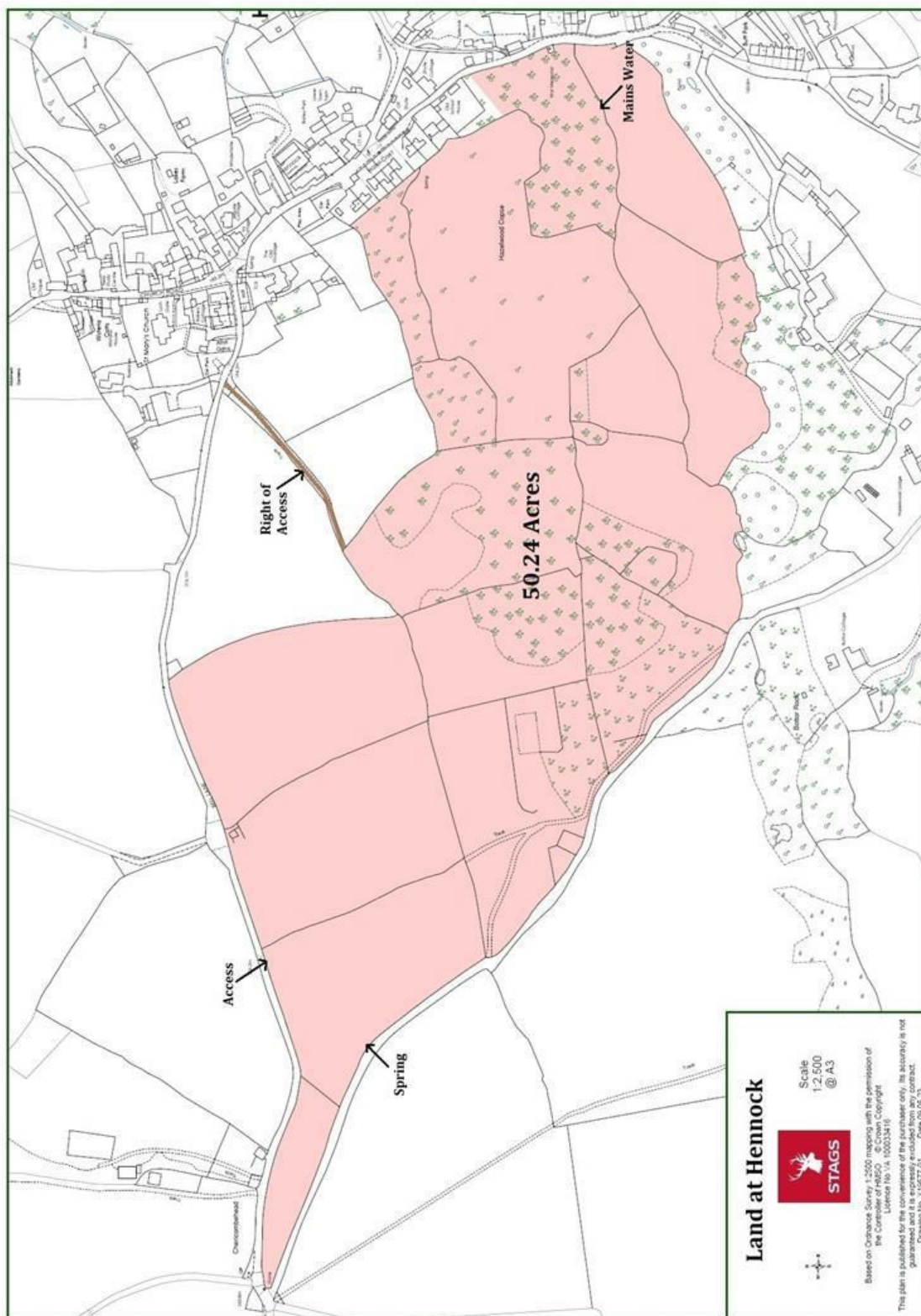
DISCLAIMER

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

WHAT3WORDS

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