

Established



1816



Lots 1 & 2



Lot 3



Lot 1

**Land at Bowerdon, Buckfastleigh, Buckfastleigh, TQ11 0HH Offers in Excess of £390,000**

An exciting opportunity to acquire 45.94 acres (18.59 Hectares) of pastureland with magnificent views over the surrounding Dartmoor National Park available in three separate lots or as a whole.

Rendells  
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### Situation

Situated on the edge of Dartmoor National Park, the land occupies an elevated position with views over the surrounding landscape yet situated conveniently on the outskirts of Buckfastleigh within easy reach of the A38 Devon Expressway.

### Description - Lot 1

Lot 1 comprises four field enclosure's extending in total to 26.96 acres (10.91 hectares) of free draining permanent pastureland, being predominantly level with the west facing sections of the land becoming steeper in nature.

The land is bordered by mixed age hedge and tree growth, with fencing present to the majority of the boundaries. The land benefits from individual access points to the west and south of the property.

### Description - Lot 2

Lot 2 comprises two field enclosure's extending in total to 14.46 acres (5.85 hectares) of free draining permanent pastureland being south, southwest facing.

The land is bordered by mixed age hedge and tree growth, with fencing present to the majority of the boundaries. The land benefits from individual access points to the west and north of the property with a small livestock handling area located along the southern boundary.

### Description - Lot 3

Lot 3 is a single field enclosure extending in total to 4.52 acres (1.83 hectares) of level, free draining permanent pastureland. The land is bordered by mixed age hedge and tree growth, with fencing present to the majority of the boundaries.

The land benefits from a single access point to the north, with a livestock handling area located inside the entrance gate and overhead lines traversing the land to the south.



### Services

The land benefits from a water supply, however this supply cannot be relied upon. The land has troughs present throughout but the majority of these have been disconnected and are no longer in use.

### Access

The land benefits from roadside access off the adjoining highways to the West and North of the property.

### Subsidy Schemes

The land is registered with the Rural Payments Agency. Any De-Linked money relating to the Basic Payment Scheme will remain with the vendor. There are no agri-environment scheme's in place on any of the land.

### Public Rights of Way

There are no public rights of way over the land as far as known.

### Wayleaves, Rights and Easements

The property is sold subject to any rights of way, wayleaves, rights, or easements which exist at the time of sale whether they are mentioned in these particulars or not.

### Tenure

Freehold with vacant possession upon completion.

### Guide Prices

Lot 1 - Offers In Excess of £220,000

Lot 2 - Offers In Excess of £120,000

Lot 3 - Offers In Excess of £50,000

### Local Authority

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ Telephone: 01626 832093

### Viewing

Strictly by appointment only, therefore please contact Rendells Ashburton office on 01364 653017 (opt 2) or email: [r.thomas@rendells.co.uk](mailto:r.thomas@rendells.co.uk) to arrange a viewing.



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### Important Information

These particulars are a guide only and are not to be relied upon for any purpose and purchasers must satisfy themselves as to their accuracy.

### Directions

Exit the A38/Devon Expressway at Dartbridge and head towards Buckfastleigh and Buckfast.

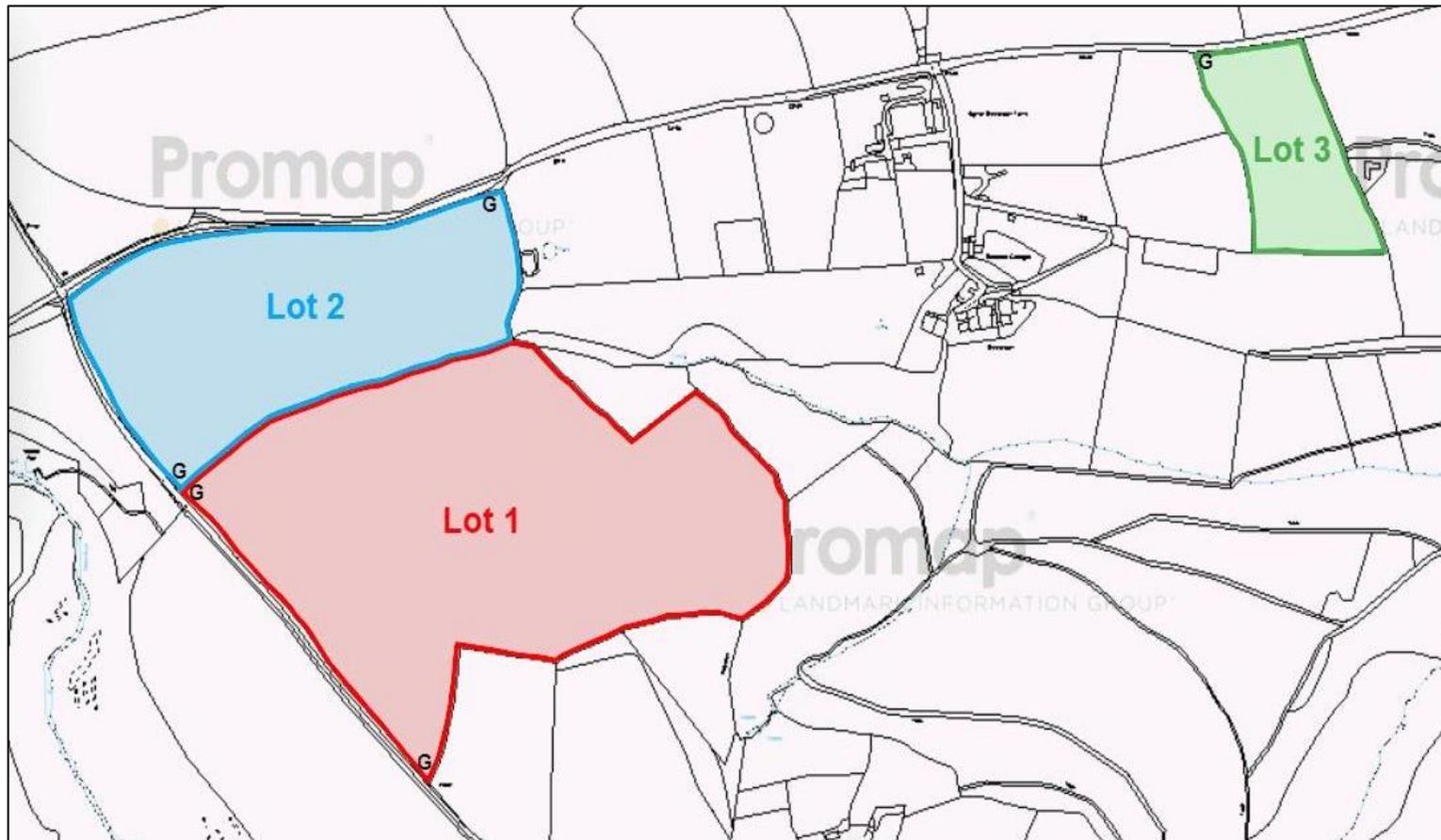
Upon reaching the mini roundabout take the second exit and proceed along the road passing Buckfast Abbey on your right-hand side and proceed up the steep hill. Take the right turn at the crossroads on the crest of the hill and follow this road for approximately one mile.

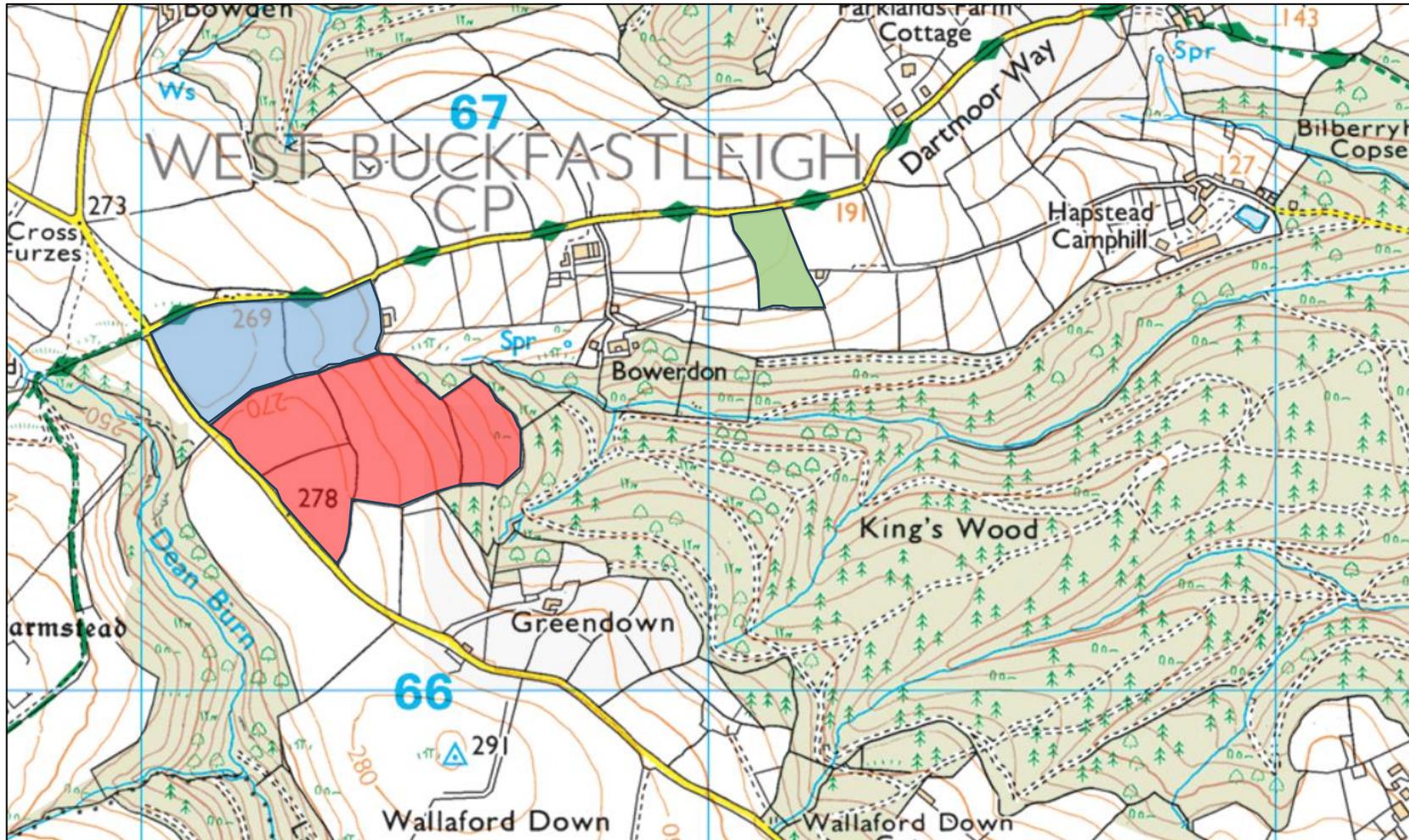
At Hockmoor Head cross bear left and after approximately one and a half miles the land will be found on the left-hand side.

Lot 1 - What3words:intervene.tolerates.unloads

Lot 2 - What3words:madness.pickle.perfectly

Lot 3 - What3words:alongside.nuance.treat





**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

