



Land and Barn at Blackaton , Torrington, Devon EX38 7ET

An open-fronted agricultural building set within
pasture and woodland adjoining a stream

Great Torrington 1 mile - Bideford 6.7 miles - Barnstaple 11 miles

• Pretty Setting • 0.70 Acres (0.28 Hectares) • Mixed Woodland • Level and
Sloping Plot • For Sale by Private Treaty • FREEHOLD

Guide Price £60,000

01237 425030 | bideford@stags.co.uk



SITUATION

The barn and land are situated in a secluded location, yet only one mile north-east of the market town of Great Torrington in North Devon.

From Torrington there is easy access via the A386 to the port town of Bideford, 6.7 miles to the north-west. The B3232 road links to Barnstaple which is 11 miles to the north and the B3227 provides an easy route to South Molton via Atherington and Umberleigh.

DESCRIPTION

The barn and land combine a mixture of level pasture and woodland with a useful agricultural storage building set within a total plot area of 0.70 acres (0,28 hectares).

The building is open fronted with an earth floor and is enclosed on three sides with corrugated tin. It measures approximately 9.30m x 5.69m and has been in situ for over 15 years.

To the front of the building is a level area of pasture which runs to a stream on the eastern boundary. The woodland extends to the north and west of the site and comprises a mixture of deciduous and coniferous trees on a site which is gently sloping and sloping.

SERVICES

There are no services currently connected.

ACCESS

There is access to the public highway via a right of way over the track past Blackaton Lodge which is shown with a brown line on the land plan. This right of way is at all times for all agricultural purposes.

TENURE

The property is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

METHOD OF SALE

The land and barn are offered for sale by private treaty and are available as one lot.

OVERAGE (DEVELOPMENT UPLIFT)

The land will be sold subject to a development uplift (overage) provision on the following terms: Upon planning consent being approved for any residential or commercial use within a 30 year period from the completion date, the sellers will receive 25% of the increase in value (assessed by an independent valuer).



LOCAL AUTHORITY

Torrige District Council. Tel: 01237 428700
(www.torrige.gov.uk).

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES & 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 passing through the land.

LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: farms@stags.co.uk

DIRECTIONS

From Great Torrington, proceed towards Barnstaple on the B3232 pass Great Torrington School (on the right) and after

0.75 miles turn left into an unsigned road (unsuitable for heavy goods vehicles).

Continue for approximately 0.2 miles and the entrance lane to the land will be found on the right (at Blackaton Lodge). Turn right and continue to the locked metal gate which leads into the land.

All viewing appointments are accompanied by the vendor who will meet any party viewing the land at the entrance gate to the land.

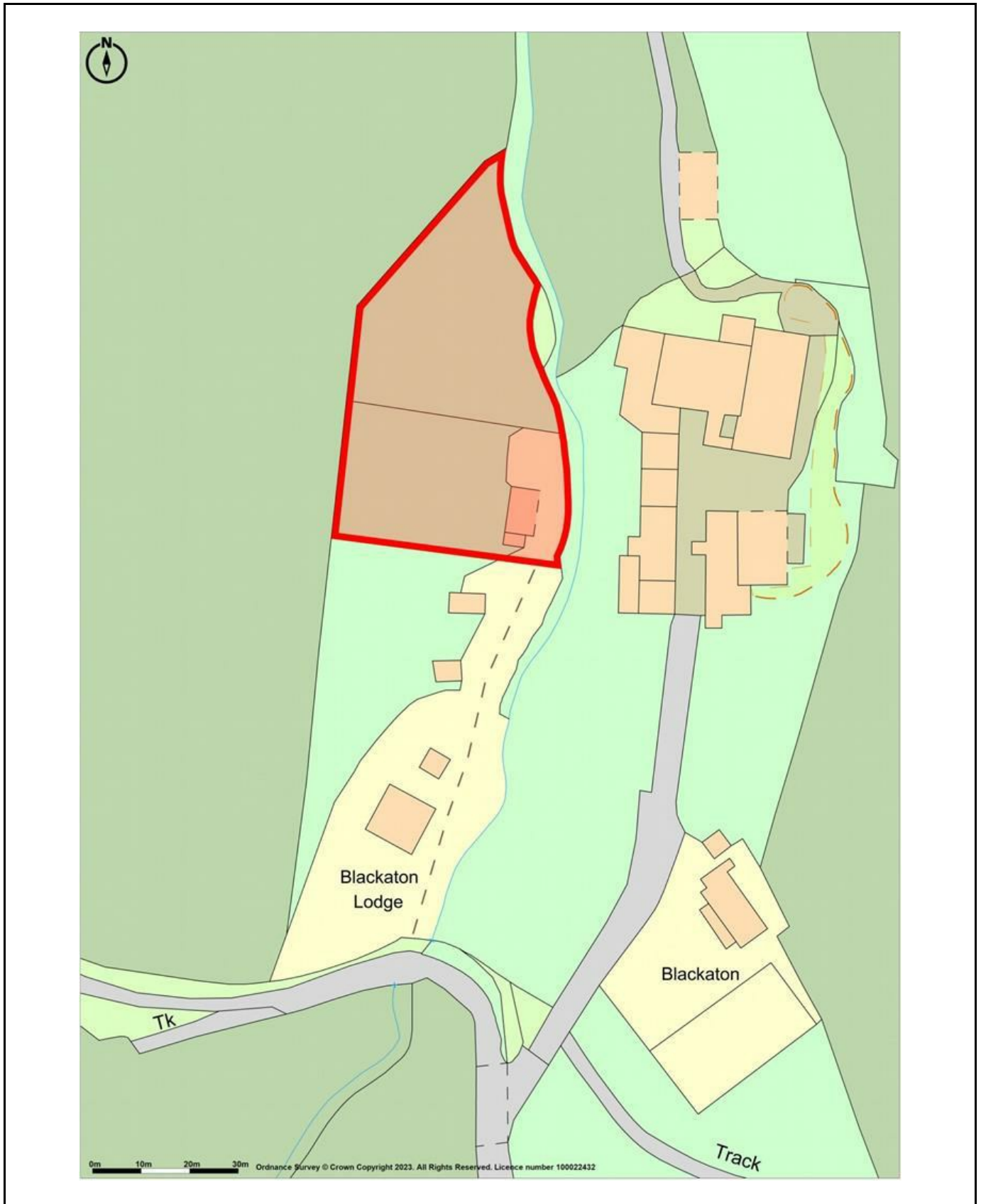
WHAT3WORDS

Reference/// corkscrew.copy.chat

DISCLAIMER

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





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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.