

# The Brent Moor & Dockwell Ridge Estate

Dartmoor National Park, Devon





# The Brent Moor & Dockwell Ridge Estate

Didworthy, Near South Brent  
Dartmouth National Park, Devon

An important freehold moorland estate on the southern edge of Dartmoor National Park and within the South Dartmoor SSSI.

2,763 acres of freehold land with sporting rights in hand, sold subject to various rights including common grazing rights and public rights of way.

A38 Expressway 3 miles, Plymouth 19 miles, Exeter 30 miles  
(Distances approximate)

## **Brent Moor and Dockwell Ridge**

About 2,763 acres (1,118.17 hectares), freehold | Ownership with sporting rights in hand

Frontage to the River Avon | Open moorland and ruin

Vehicular access up the Avon Valley

Sold subject to common grazing rights and public rights of way

Significant ESG opportunities



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## General Remarks and Stipulations

### Tenure and possession

The Estate is offered for sale freehold subject to the relevant common grazing rights.

### Designation and schemes

The estate is within The Dartmoor National Park and is designated as open access land under the Countryside and Rights of Way Act 2000.

### ESG (Environmental, Social and corporate Governance

The estate offers purchasers the ability to invest in a diverse natural capital asset with high ecological, environmental and social value. There are significant opportunities to further enhance and capitalise on these through various public, private and corporate conservation schemes further details of which are available from the selling agents.

### Easements, wayleaves and rights of way

The estate is sold subject to and with the benefit of existing wayleaves, easements and rights of way. Full details of the Titles are available from the selling agents.

### Health and Safety

Given the potential hazards of walking on open moorland where there have previously been some mine workings we would ask you to be as vigilant as possible when making your inspection for your own personal safety and take care across the whole moor and particularly in the vicinity of any ruins and former mine workings.

### Local Authority

Dartmoor National Park, Haytor Road, Bovey Tracey, Newton Abbot, Devon, TQ13 9LL. Telephone 01626 832 093.

## Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question should be referred to the vendor's agents whose decision acting as expert shall be final.

## Car Park

Please be aware that the car park at Shipley Bridge does not form part of the Estate.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and the Title plans and are for reference only. They have been checked and completed by the vendor's agents and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Please note the reservoir does not form part of the sale.

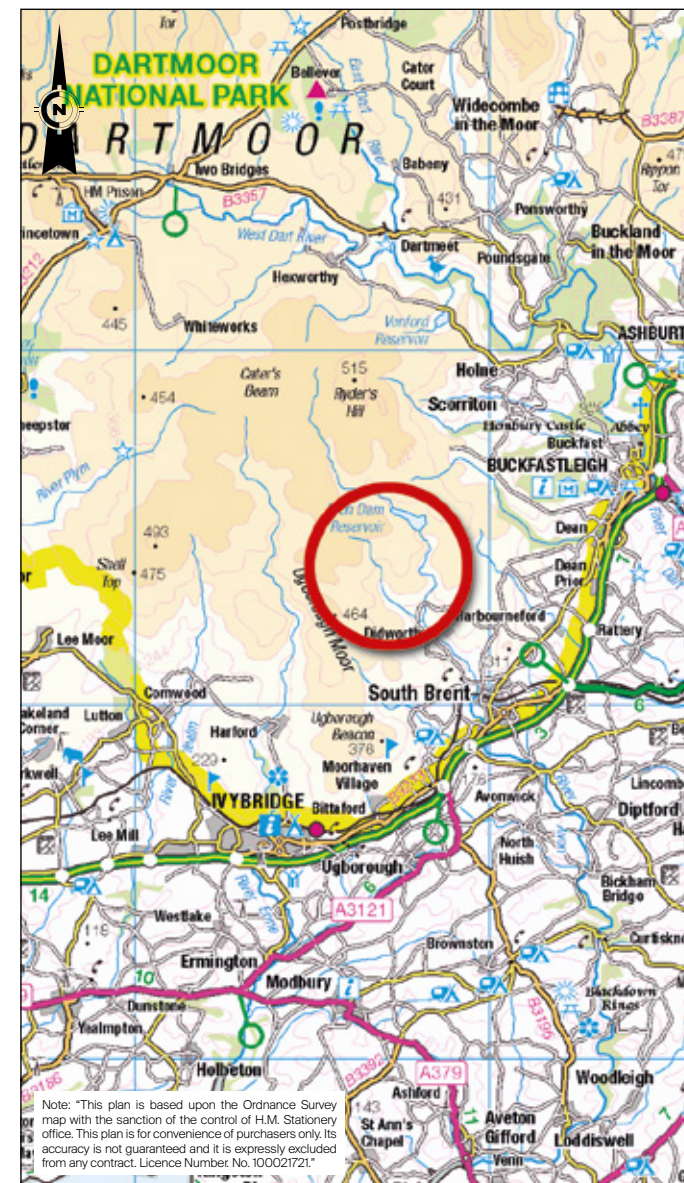
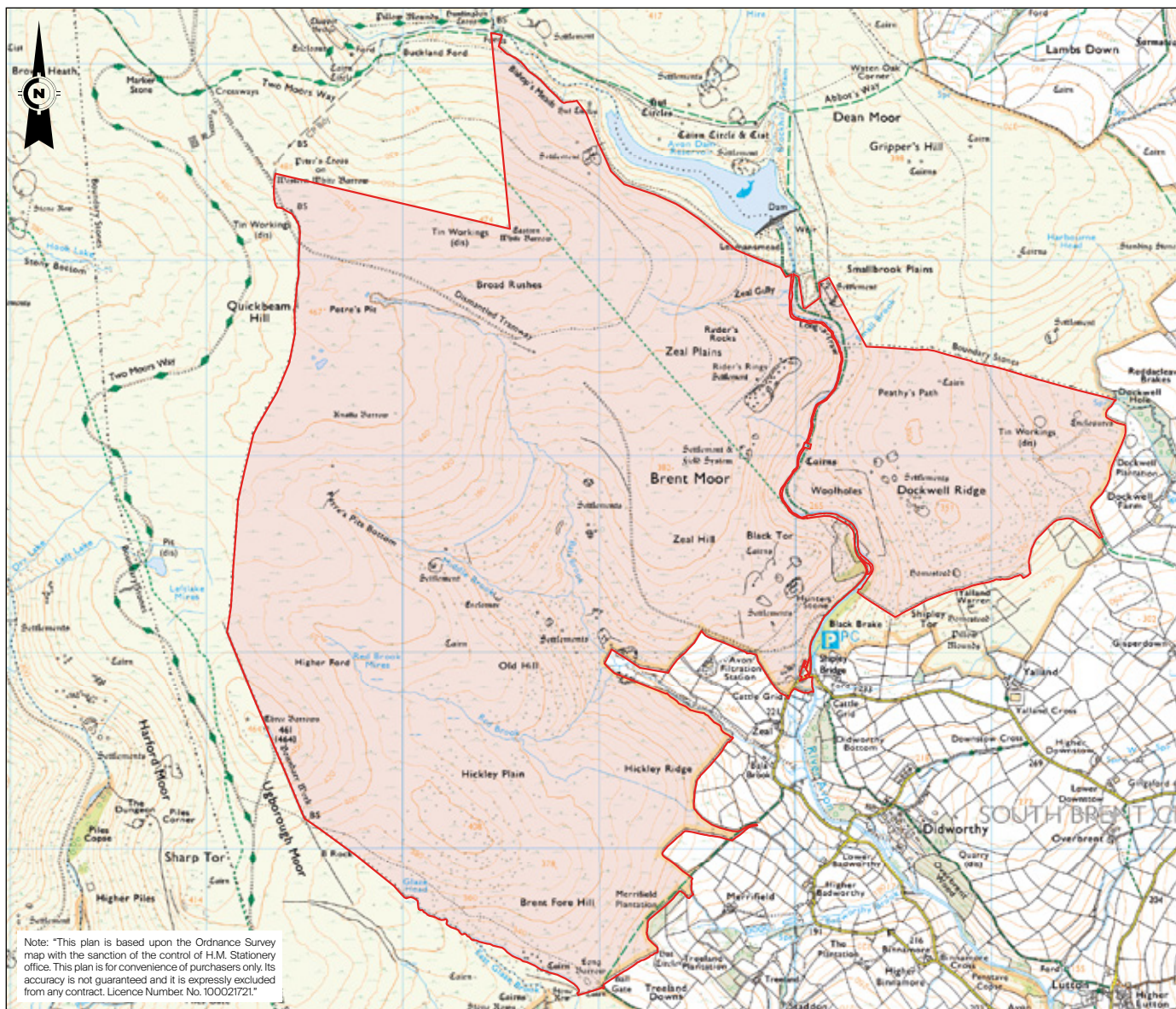
## Viewing

No appointment is necessary but we would ask you to take with you when viewing the estate a copy of the sales particulars.

## Directions

From the Exeter direction leave the A38 Devon Expressway at the Marley Head junction and cross back over the dual carriageway. Take the second exit at the next roundabout signed Didworthy and Avon Dam. After 0.8 miles take the left fork at the cross roads signed Avon Dam. After about a mile follow the road at Bloody Pool Cross then onto Shipley Bridge within 1.5 miles. Go over the bridge and the private road giving access to the estate is on the right hand side.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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