



Land near Dolepark Cross LOT 2 High Bickington,  
Umberleigh, Devon EX37 9BP

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A level area of young broadleaf woodland



High Bickington 1.6 miles - Burrington 2.4 miles - Dolton Beacon 3.4 miles

- Mostly Native Broadleaf Trees
- 5.31 Acres (2.15 Hectares)
- Access via a Right of Way
- Originally Planted under a Woodland Scheme
- For Sale by Private Treaty
- FREEHOLD

Guide Price £40,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land lies approximately 1.6 miles to the south of High Bickington in North Devon, just off the B3217 between High Bickington and Dolton Beacon (3.4 miles). The village of Burrington is approximately 2.4 miles to the south-west.

The North Devon towns of Great Torrington (8.5 miles), Barnstaple (10.5 miles) and South Molton (12.5 miles) are all easily accessible from the land.

## DESCRIPTION

LOT 2 totals approximately 5.31 acres (2.15 hectares) and comprises a mixture of young woodland and mature woodland which adjoins a stream. The young woodland was planted in circa 2002 under a Farm Woodland Premium Scheme (FWPS) and includes mostly native deciduous trees including oak, beech, ash and silver birch.

The mature woodland lies adjacent to the northern boundary and includes some beech and birch trees with ferns and other flora on the ground.

## ADDITIONAL LAND LOT AVAILABLE

LOT 1 totals approximately 32.13 acres (13.00 hectares) and includes two gently sloping fields which are currently being used to grow maize and would also be suitable for growing a

variety of cereal crops.

The soils are described as freely draining slightly acid loamy soils and the land is classified as Grade 3.

On the western boundary there is a strip of mature deciduous woodland which runs down to a stream.

## ACCESS

Access to Lot 2 is via a right of way from the public highway.

## SERVICES

No services are currently connected to Lot 2.

## TENURE

Lot 2 is available with vacant possession from the completion date.

## METHOD OF SALE

The land is being offered for sale by private treaty.

## LOCAL AUTHORITY

North Devon District Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

## LAND MANAGEMENT

The woodland within Lot 2 was originally planted as part of a Farm Woodland Premium Scheme (FWPS) and this runs until



the 31st March 2034. There are no annual payments relating to this scheme but the purchaser will be required to take over the obligations of this scheme.

### DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

### 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: 01271 322833 or email: farms@stags.co.uk to arrange an appointment.

### DIRECTIONS

For Lot 2, from High Bickington proceed south on the B3217 for approximately one mile and at Week Park Cross turn right towards St Giles in the Wood. Proceed for 0.25 miles and shortly after passing a junction on your left, the entrance track to Lot 2 will be found on the left.

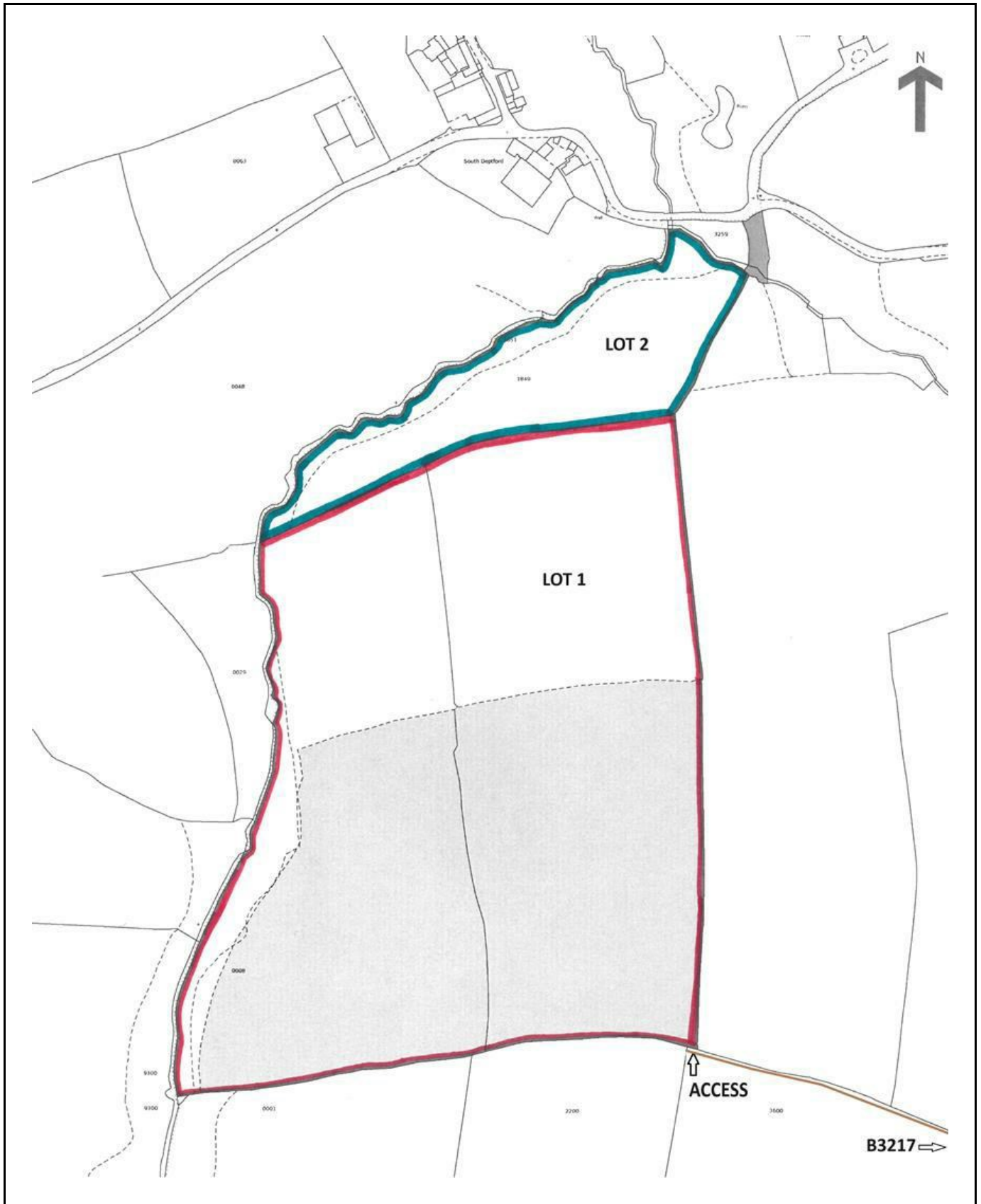
### WHAT3WORDS

LOT 2: debut.activity.curvy

### DISCLAIMER

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.





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