



Green Hill Stables , Sticklepath, Okehampton, EX20 2JJ

About 5.84 acres of land with stables and store,
conveniently located for quick access to Dartmoor and the
A30.

A30 at Okehampton 1 mile - Belstone 1.2 miles - Okehampton 2 miles

- About 5.8 acres of land
- Timber Stables and Fodder Store
- Mains Water Supply
- Excellent Local Riding-Out to Dartmoor
- Superb Views over Surrounding Countryside
- Freehold

Guide Price £125,000

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SITUATION

The land is situated in Dartmoor National Park about 1 mile North of Belstone and 3 miles East of Okehampton in West Devon. The A30 is accessible about 1 mile West of the land which links Exeter in the East to Cornwall in the West.

The surrounding countryside is picturesque and rural, with the open common land of Dartmoor National Park reached 1 mile South of the land by bridleways and single track lanes. The area is highly sought after for riding out with horses but the land also suggests smallholder, amenity and conservation uses.

The B3260 runs to the North of the land and provides quick easy access West to Okehampton and the A30.

Okehampton supplies the surrounding area with all the services and amenities one might expect to find in a local market town including a main shopping street, supermarkets, schools, churches, train station and a community hospital.

DESCRIPTION

The land extends to about 5.84 acres and comprises 2 paddocks of gently sloping and level pasture. From the highest point of the land, views as far as Exmoor can be enjoyed on a

fine day.

The land is surrounded by stock fencing and mature hedges about the roadside to the North and neighbouring land to the West.

Sheltered close to the entrance is a timber field store and a set of stables fixed to a concrete platform. The stables are constructed from a timber frame with timber cladding and comprises 2 loose boxes and a tack room.

In addition to the main entrance to the land, there is access by a track to the South which provides a quick route to local bridleways and Dartmoor.

ACCESS

The land is reached by either a right of way over an access track to the North from the public highway or by a separate right of way to the South which leads to a bridleway.

SERVICES

Mains water is connected to the land
No electricity

METHOD OF SALE

The land is offered for sale by private treaty as a whole.



TENURE AND POSSESSION

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

SPORTING AND MINERAL RIGHTS

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

LOCAL AUTHORITY

West Devon Borough Council - www.westdevon.gov.uk
Dartmoor National Park Planning Authority -
www.dartmoor.gov.uk

DESIGNATIONS

The land is located within Dartmoor National Park

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.

The land is reached by either of two private rights of way.

The neighbouring land to the East benefits from a right of way over the track to the South.

PLANS & BOUNDARY FENCES

A plan which 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

Viewings are by appointment only. Please contact Stags Farm Agency on 01392 680059.

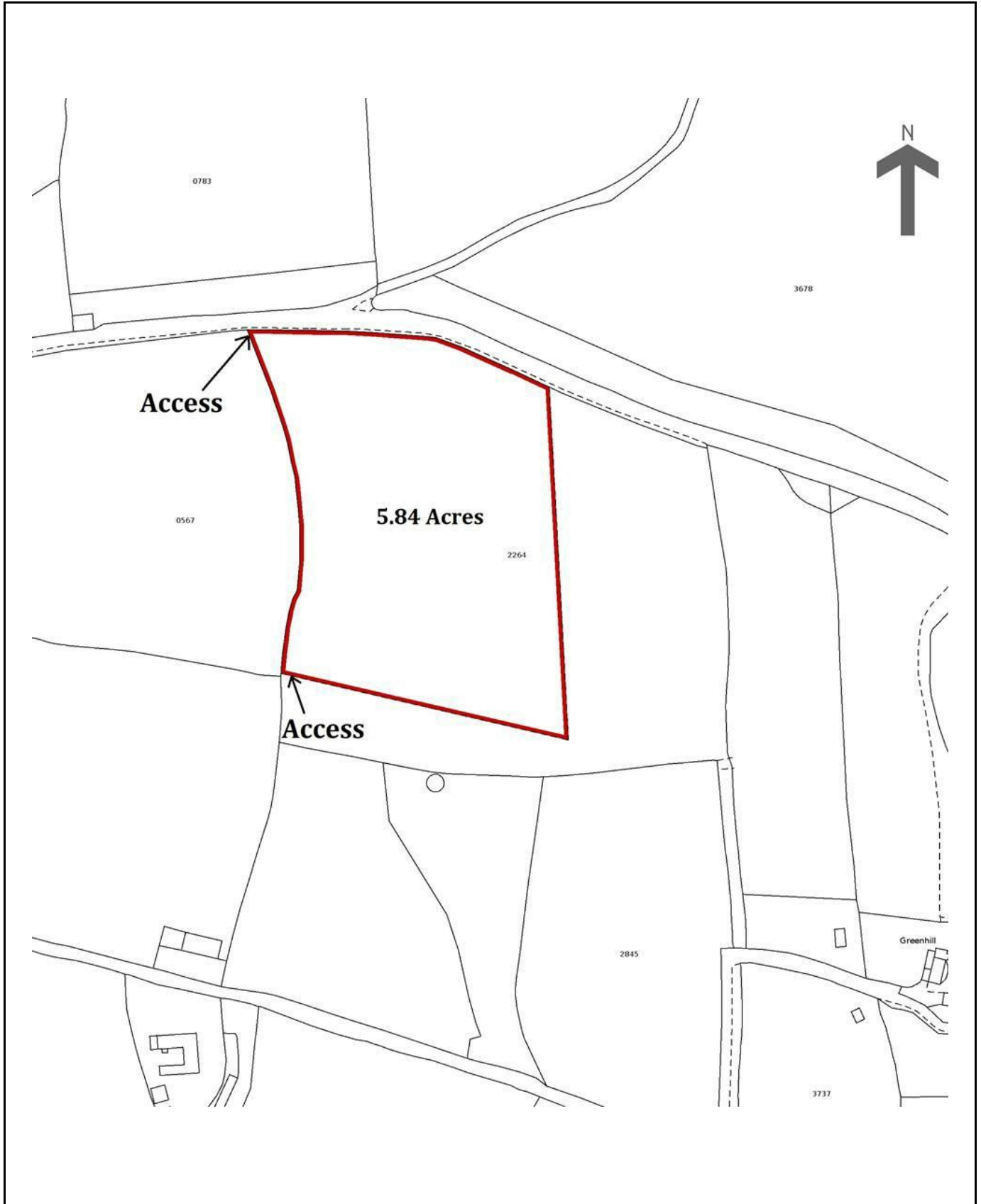
WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

From Okehampton town centre, take the B3260 East towards Sticklepath. Pass over the A30 and continue for just under 1 mile. The entrance to the access track is on the right and can be found using the What3Words reference [///appointed.mash.daydreams](https://www.what3words.com/#!/en/appointed.mash.daydreams) (you may wish to park your vehicle at this point). Follow the track to the left and continue straight on for about 200 meters. The land is the last gates entrance on the track.





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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.