



Lot 3 - Land at Little Bracken , South Zeal, Okehampton, EX20 2PZ

About 14.69 acres of pasture and marginal grazing with direct access to South Tawton Common, grazing rights and natural spring water.

South Zeal 1.5 miles - A30 at Coombe Head 3.2 miles - Okehampton 5.1 miles

• About 14.69 acres of land • Direct access to common land • pasture and marginal grazing • Spring water • Freehold

Guide Price £110,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is located to the south of South Zeal, about 3.2 miles south of the A30 at the Coombe Head junction for Okehampton.

The land is situated within Dartmoor National Park and lies east of Cosdon Hill and South Tawton Common which can be reached by numerous bridleways and paths.

About 5 miles north is the market town of Okehampton which 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 comprises a number of east facing grazing enclosures which in total extend to about 14.69 acres. Paddocks are currently grazed together but could be divided with improvements to existing stock fencing and stone walls. The land abuts common land to the west, allowing easy riding out with horses or for additional livestock grazing.

ADDITIONAL LAND AVAILABLE

Lot 1 - Land at Little Bracken

About 6.17 acres of gently sloping pasture with grazing rights and quick access to common land by bridleway

Lot 2 - Coming soon

About 7.77 acres of level pasture with grazing rights and quick access to common land by bridleway

SERVICES

No services connected.

ACCESS

Access to the public highway by an unmetalled bridleway

TENURE AND POSSESSION

Freehold with vacant possession on completion.

ENVIRONMENTAL SCHEMES

There are no active environmental schemes on the land

DESIGNATIONS

The land is located within Dartmoor National Park

LOCAL AUTHORITY

West Devon Borough Council (www.westdevon.gov.uk)

Dartmoor National Park (www.dartmoor.gov.uk)

SPORTING AND MINERAL RIGHTS

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



GRAZING RIGHTS

The land has common rights to graze 13 sheep + 5 cattle or 5 ponies (8 livestock units) over South Tawton Commons CL176 & a further 26 sheep + 10 cattle + 5 ponies (20 livestock units) over both South Tawton Common CL176 & the Forest of Dartmoor CL164.

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 a public bridleway.

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

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 livestock.

DIRECTIONS

From the A30 at Coombe Head, continue through Sticklepath and towards South Zeal. At Owlsfoot Garage, take the right turn at Dry Bridge, sign posted Throwleigh 2. Continue along the road for about 0.5 of a mile before taking the 2nd right turn onto the lane. Continue on the lane for about 150 metres before arriving at the land on the left.

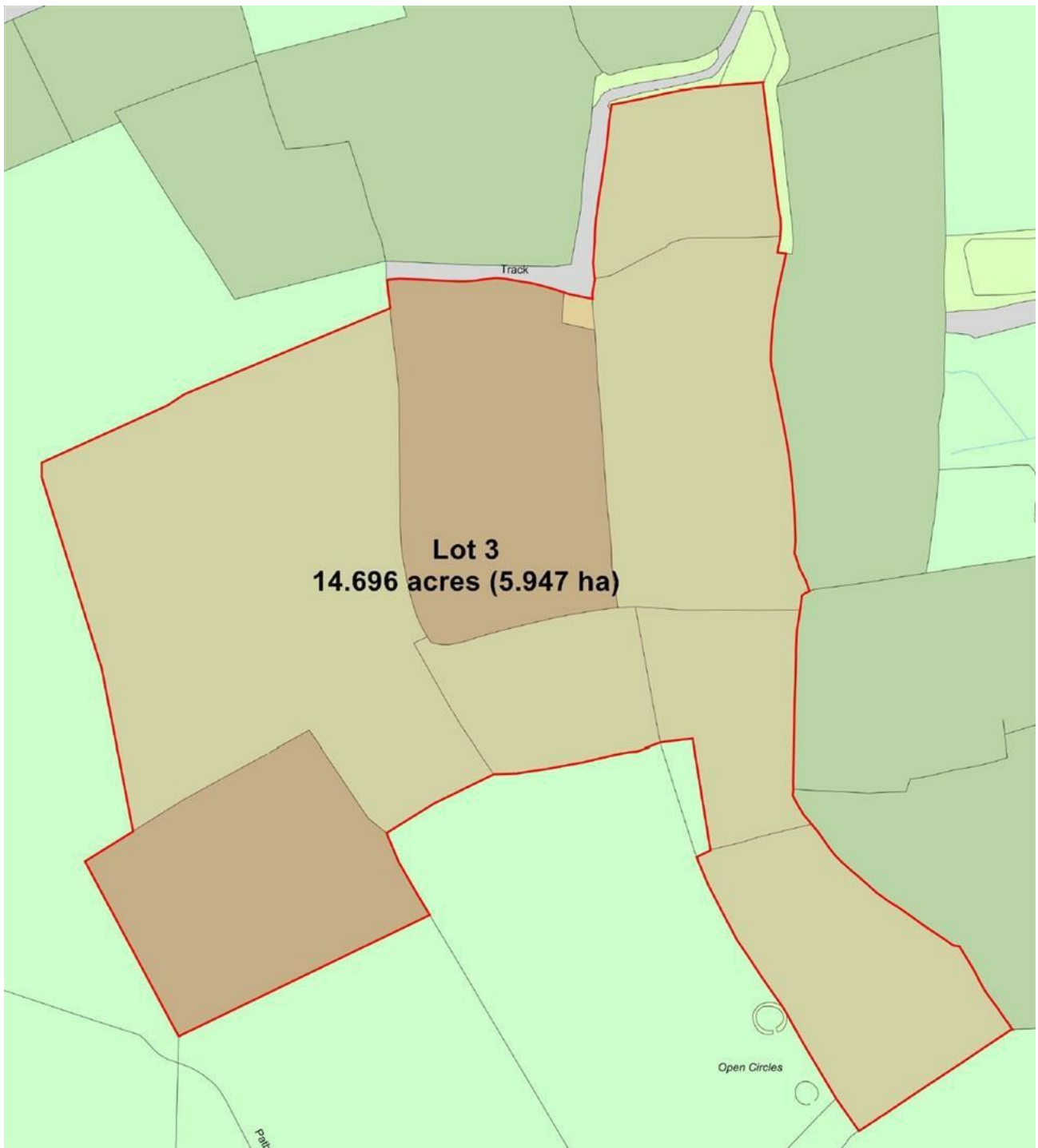
WHAT3WORDS

///artist.tangling.coconuts

DISCLAIMER

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





@StagsProperty

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.