



Land and Stables off Green Lane , Ilsington, Newton Abbot,
Devon TQ13 9RB

About 4.92 acres of pasture and a livestock field
shelter and fodder store

Ilsington 1 Mile - Haytor 1 Mile - A38 at Drumbridges 4 Miles

• 4.92 Acres of Pasture • Field Shelter and Fodder Store • Mains Water
Connection • 500m from Haytor Down • Freehold

Guide Price £165,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated off Green Lane which lies about 1 mile North of Ilsington and 1 mile East of Haytor. Ilsington Village is a popular Dartmoor settlement surrounded by picturesque moorland countryside, perfect for horse hacking, walking and exploring. The village is well equipped with a primary school, village shop, church and pub.

Situated about 500 meters to the West of the land is Haytor Down which offers great riding out with horses.

INTRODUCTION

The land is a single gently sloping pasture field which extends in total to about 4.92 acres.

The land benefits from road frontage to the North and views over the surrounding Dartmoor countryside.

A livestock field shelter has been constructed on the land under full planning permission under Dartmoor National Park Planning Ref. 0700/21

ACCESS

The land has direct access to the public highway by either of two gated entrances

SERVICES

Mains water connected

GRAZING RIGHTS

The whole parcel extending to 4.92 acres has rights to graze 3 cattle or 3 ponies or 12 sheep on Haytor Down (CL25).

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 on completion.

LOCAL AUTHORITY

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



SPORTING & 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 effect it.

PLANS & BOUNDARY FENCES

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

VIEWING

Strictly by appointment with Stags Farm Agency.
Telephone 01392 680059.

DIRECTIONS

From the centre of Ilsington head West towards The Ilsington Hotel. Before you reach the hotel turn right at Vicarage Cross signposted "Trumpeter". Follow the lane around a long left hand bend. Head through Trumpeter and continue on up the hill towards Haytor. The land is

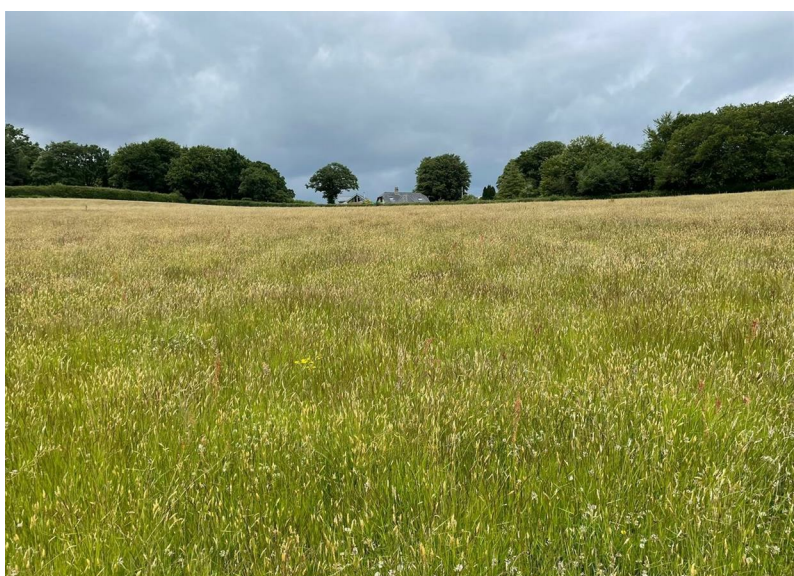
located on the left before the T-junction and is marked by a Stags sale board.

WARNING

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

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.