



Land on the Eastern Side of South Brent Palstone Lane, South Brent, TQ10 9NU

65.03 Acres of productive arable and pasture land with good access links.



- Productive arable and pasture land
- 65.03 Acres
- Natural and mains water
- Direct road access
- Available as a whole or in 4 lots
- FREEHOLD

Guide Price £560,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated on the eastern side of South Brent, approximately 1 mile. from the A38 Marley Head Junction.

The land is situated in a strong farming area, mostly suited for livestock and mixed farming. The area is on the southern side of Dartmoor National Park. Ivybridge and Totnes are the closest towns and offer a range of shops, amenities and services that support the local population.

DESCRIPTION

The land in all extends to 65.03 acres (26.32 hectares) of productive, level and gently sloping farmland, currently in grass. Part of the land has been farmed in arable rotation.

The soil is characterised as well drained fine loamy and fine silty soils over rock. The land is classed as Grade 3, suited for grass and arable cropping.

LOT 1 - 19.28 Acres – Guide price £175,000

Productive grassland fields with natural water and road access.

LOT 2 - 6.59 Acres – Guide price £65,000

Two grassland paddocks with natural water and road access.

LOT 3 - 20.74 Acres – Guide price £175,000

Approximately 19.49 acres of productive arable land currently in grass ley. Approximately 1.25 acres former railway embankment, currently the area of trees with bridge providing sheltered area for livestock. Please note, former areas of railway embankment was filled in with topsoil from the A38 in approximately 1974. Road access.

LOT 4 - 18.42 Acres – Guide price £145,000

Productive run of grassland with cattle loading area (cattle crush excluded). Please note, former areas of railway embankment was filled in with topsoil from the A38 in approximately 1974. Mains water and road access.

ACCESS

All lots have direct access to the public highway.

SERVICES

Lots 1 and 2 - Natural water

Lot 4 - Mains water

METHOD OF SALE AND LOTTING

The land is offered for sale by private treaty as a whole or in 4 lots.



TENURE AND POSSESSION

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

BASIC PAYMENT SCHEME

There are no entitlements included within this sale.

The purchaser will take over the vendor's cross-compliance responsibilities for the scheme year of the purchase.

DESIGNATIONS

The land is located within Dartmoor National Park.

LOCAL AUTHORITY

South Hams District Council www.southhams.gov.uk

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.

PLANS AND 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. The Boundary between lots 1 & 2, 1 & 3 and 2 & 3 will be shared with each buyer owning to the centre of the hedge.

VIEWING

Please contact Stags Farm Agency on 01392 680059 or Totnes 01803 86545

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 the A38 Marley Tunnel Junction, take the B3372 signposted South Brent. Proceed along this road for approximately 1 mile and lots 1 and 2 can be found on the lefthand side. Access to lots 3 and 4 are off Palstone Lane.

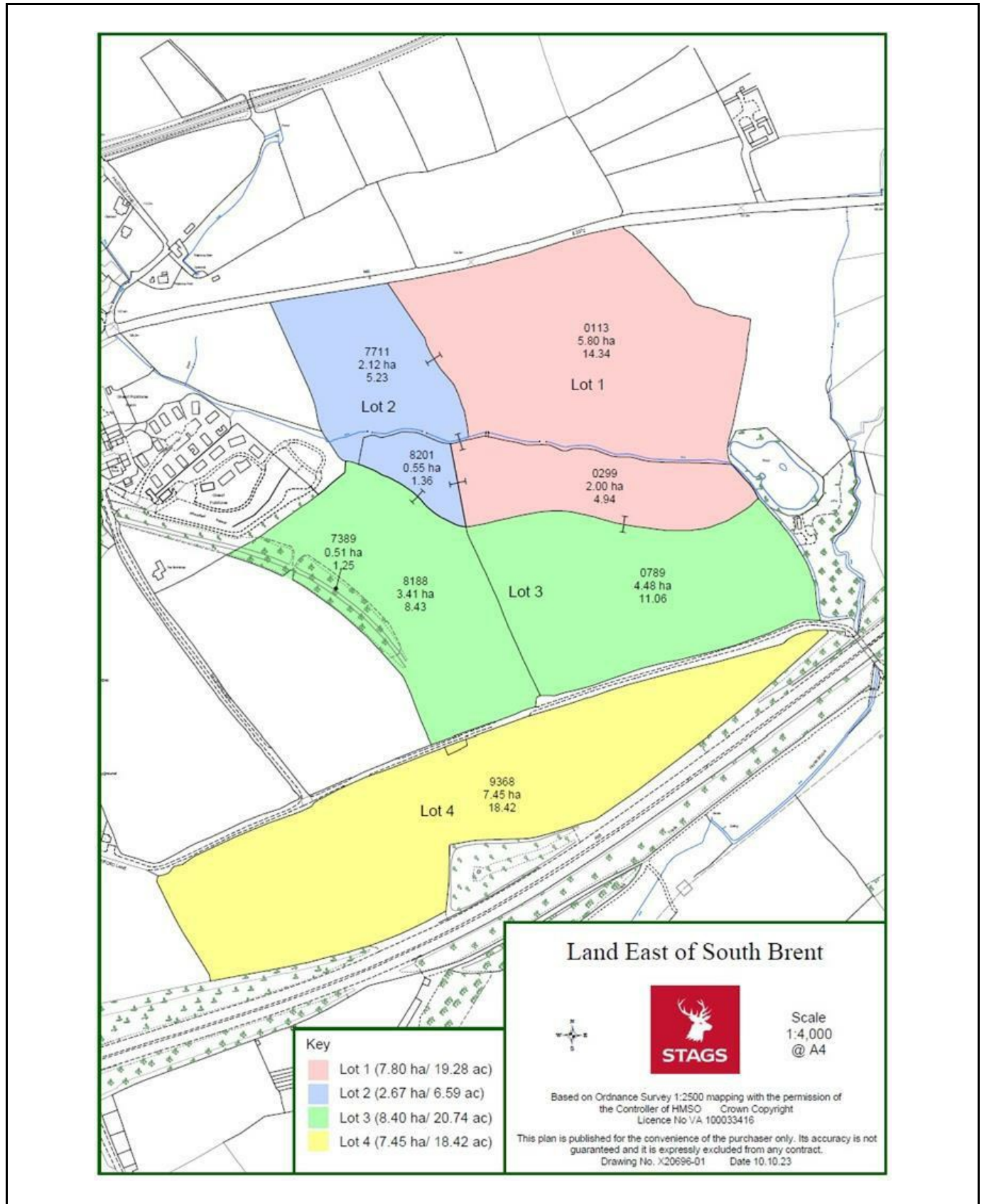
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DISCLAIMER

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





21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 680059
farmagency@stags.co.uk



@StagsProperty