



Woodland at Hawkridge Park , Dulverton, TA22 9QL

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An attractive parcel of woodland adjoining the River Barle within the Exmoor National Park. 8.78 Acres in total.

Dulverton 1 mile. Tiverton 13 Miles. Taunton 27 Miles

- Mixed Mature Broadleaved Woodland
- River Barle Frontage
- 8.78 Acres
- Within the Barle Valley SSSI
- Freehold

Guide Price £45,000

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## SITUATION

The land lies just inside the boundary for the Exmoor National Park within the Barle Valley.

## DESCRIPTION

The woodland is within the Barle Valley SSSI and totals approximately 8.78 acres, comprising mostly mature beech and oak trees and sloping down to the River Barle. It is a tranquil wood with a variety of flora on the woodland floor.

Dulverton, 3 miles away, known as The Gateway to Exmoor has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

## ACCESS

Access is gained via a right of way along a track which links to the council maintained road.

## SERVICES

There are no services connected to the woodland but the River Barle runs through the woodland.

## TENURE AND POSSESSION

The land is owned freehold and vacant possession is available on completion date.

## METHOD OF SALE

The woodland is offered for sale by private treaty as one lot.

## DESIGNATIONS

The woodland lies within the Barle Valley SSSI (Site of Special Scientific Interest).

## LOCAL AUTHORITY

Exmoor National Park Authority. Tel: 01398 323665. info@exmoor-nationalpark.gov.uk

## SPORTING AND MINERAL RIGHTS

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

The hunting rights are held by the Badgworthy Land Company. Interested parties need to make their own investigations regarding any fishing rights.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and public or private rights of way. There is a public right of way over the land.

## BOUNDARY PLAN

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

## VIEWING

Viewing is strictly by prior appointment. Please contact Stags. 01398 323174. dulverton@stags.co.uk

## DIRECTIONS

From our Dulverton office, proceed down the high street passing over the River Barle and taking the next right hand turning signposted to Hawkridge. At the top of the hill turn right. Follow to the end of the lane bearing left at the T junction and follow this for a short distance and immediately after passing Scatterbrook Farm turn right into a lane signed as a no through road. Continue down this lane and where the lane bends to the right turn right. LEAVE YOUR VEHICLE HERE AND WALK FROM THIS POINT. DO NOT ATTEMPT TO DRIVE.

## WHAT3WORDS

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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.