



Land near Firsdon , Roborough, Winkleigh, Devon EX19 8TF

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## Productive arable and pasture land in an accessible location

Dolton Beacon 1 mile - Beaford 2.2 miles - High Bickington 4.4 miles - Winkleigh 5.5 miles

- Productive Farm Land
- Total 59.12 Acres (23.92 Hectares)
- Suitable for Growing Cereal and Forage Crops
- Very Accessible Location
- Available as a Whole and in Lots
- For Sale by Private Treaty
- FREEHOLD

Guide Price £585,000

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## SITUATION

The land is situated approximately 1 mile to the north of Dolton Beacon in North Devon with excellent access to the nearby road network including the A3124 which links Winkleigh and Great Torrington and the B3217 which links Dolton Beacon and High Bickington.

The land lies between the River Taw and River Torridge valleys with the village of Roborough is 1.2 miles to the north and Beaford lies 2.2 miles to the west. High Bickington is 4.4 miles to the north-east.

The larger settlements of Great Torrington (8 miles) and Winkleigh (5.5 miles) are within easy reach.

Dolton Beacon 1 mile - Beaford 2.2 miles - High Bickington 4.4 miles - Winkleigh 5.5 miles

## INTRODUCTION

The land comprises a productive block of 59.12 acres (23.92 hectares) and is level and very gently sloping at around 180 metres to 190 metres above sea level. The land has been used to grow a variety of cereal and forage crops including wheat, oats and maize with the soils described as freely draining slightly acid loamy soils. The land is classified a Grade 3 and is available as a whole or in three lots.

### LOT 1 - GUIDE PRICE £300,000

LOT 1 totals approximately 29.77 acres (12.05 hectares) and is a

large single field with direct access to the public highway from the southern boundary.

### LOT 2 - GUIDE PRICE £180,000

LOT 2 totals approximately 18.61 acres (7.53 hectares) and is a single gently sloping field with an area of hard-standing. There is an oat crop currently being grown in LOT 2 and the seller will require a right of holdover to harvest this crop if completion takes place prior to harvest.

### LOT 3 - GUIDE PRICE £105,000

LOT 3 totals approximately 10.74 acres and comprises a single gently sloping field.

## ACCESS

LOT 1 has direct access from the public highway. LOTS 2 and 3 have a right of way for all purposes over the track between the public highway and each lot.

## SERVICES

The land is connected to mains water (metered). If sold in lots, the mains supply will remain with LOT 1 and the purchasers of LOTS 2 and 3 will be required to establish new mains water connections.

## METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole and in three lots.

## TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.



### DESIGNATIONS & LAND MANAGEMENT

The land neighbours the Beaford Moor SSSI and is NOT within a Nitrate Vulnerable Zone (NVZ).

The land is currently managed within a Countryside Stewardship agreement which ends on 31st December 2026.

### NEW FENCE

If the land is sold in lots, the purchaser of LOT 1 will be responsible for erecting a new boundary fence between LOT 1 and LOT 2.

### LOCAL AUTHORITY

Torrige District Council.

### 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.

There are no public rights of way passing through the land.

### BOUNDARY PLAN

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

### VIEWING

Strictly by prior appointment with Stags. Please call: 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

### DIRECTIONS

From Dolton Beacon at the junction between the A3124 and B3217, continue north towards High Bickington on the B3217.

For LOT 1, after 0.2 miles at Cowflop Cross turn left towards Beaford and Torrington and the entrance gate will be on the right after 0.1 miles.

For LOTS 2 and 3, from Cowflop Cross, continue north on the B3217 and after 0.1 miles turn left (unsigned road with a red post-box). Continue for 0.2 miles and turn left into a lane (Down Farm). LOTS 2 and 3 will be found on the left after a short distance.

### WHAT3WORDS

LOT 1 - birdcage.cabin.hotspot

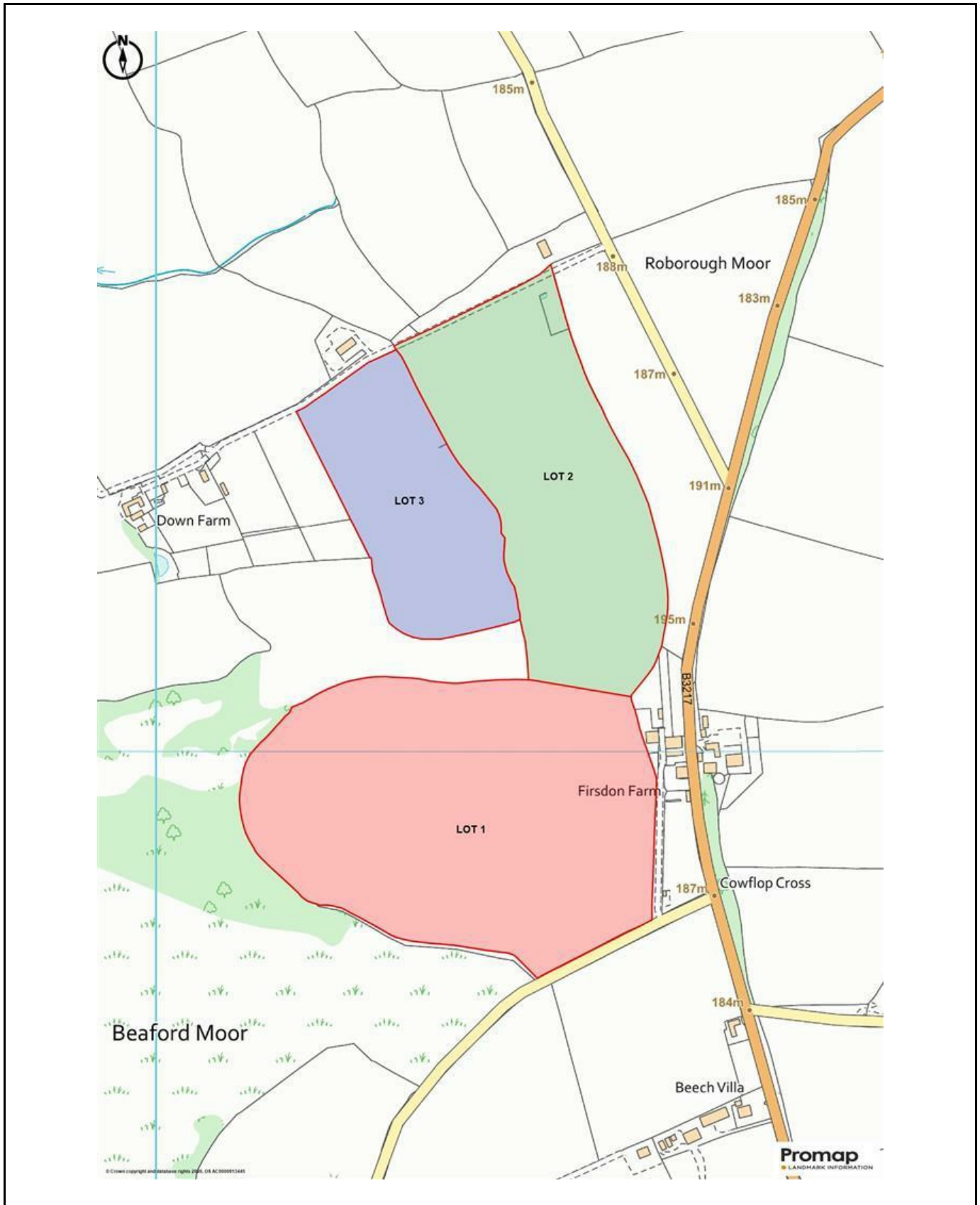
LOT 2 - appealing.cake.rags

LOT 3 - grins.applauded.dries

### DISCLAIMER

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.





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