



Land lying to the north-west of Hillcrest , Halwill, Beaworthy,  
Devon EX21 5UG

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Approximately 18 acres of productive pasture and  
woodland suitable for grazing, equestrian or leisure  
purposes.

Okehampton 12 Miles, Holsworthy 8 Miles.

- Approximately 18 Acres • Attractive Views Over Surrounding Countryside. • Two Adjoining Pasture Fields and area of Woodland.

Guide Price £200,000

01837 659420 | [okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)



## SITUATION

The land is situated on the outskirts of Halwill, within a short distance of Halwill Junction. The village offers a range of facilities including primary school, general stores, post office, fish and chip shop and hairdressers. The village has a public house and an active community with thriving village hall and sports field. The village enjoys a regular bus services which run between Bude and Exeter via Okehampton. The nearby town of Holsworthy has a good range of shops and services, together with a Waitrose Supermarket, Okehampton again has an excellent range of shops, services, education, recreational and leisure facilities. From Okehampton there is direct access to the A30 dual carriageway, providing a direct link with the cathedral and university city of Exeter, a further 23 miles away, with the M5 motorway, main line and international air connections. Halwill Junction is surrounded by attractive open countryside and there are many opportunities for riding and walking in nearby forestry woodland. The north coasts of Cornwall and Devon are within easy driving distance with their attractive beaches and delightful coastal scenery.

## THE LAND

As you enter from the village road, Double gates open to two connecting well kept pasture fields, enclosed by hedgerow and post and wire fencing. Adjoining is an attractive area of broadleaf woodland. The land would be suitable for equestrian, livestock or leisure purposes and extends to approximately 18 acres.

## ACCESS

Direct access to the public highway onto a single track lane.

## SERVICES

No services connected

## 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.

## SPORTING AND MINERAL RIGHTS

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





### LOCAL AUTHORITY

Torridge District Council - [www.torridge.gov.uk](http://www.torridge.gov.uk)

### ENVIROMENTAL SCHEME

The land is not registered for any environmental schemes

### WAYLEAVES AND 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.

### VIEWING

Please contact Okehampton Office on 01837 659420 for arrangements.

### DIRECTIONS

For Sat Nav purposes the postcode is EX21 5UG  
what3words case.scraf.crackles

### WARNING

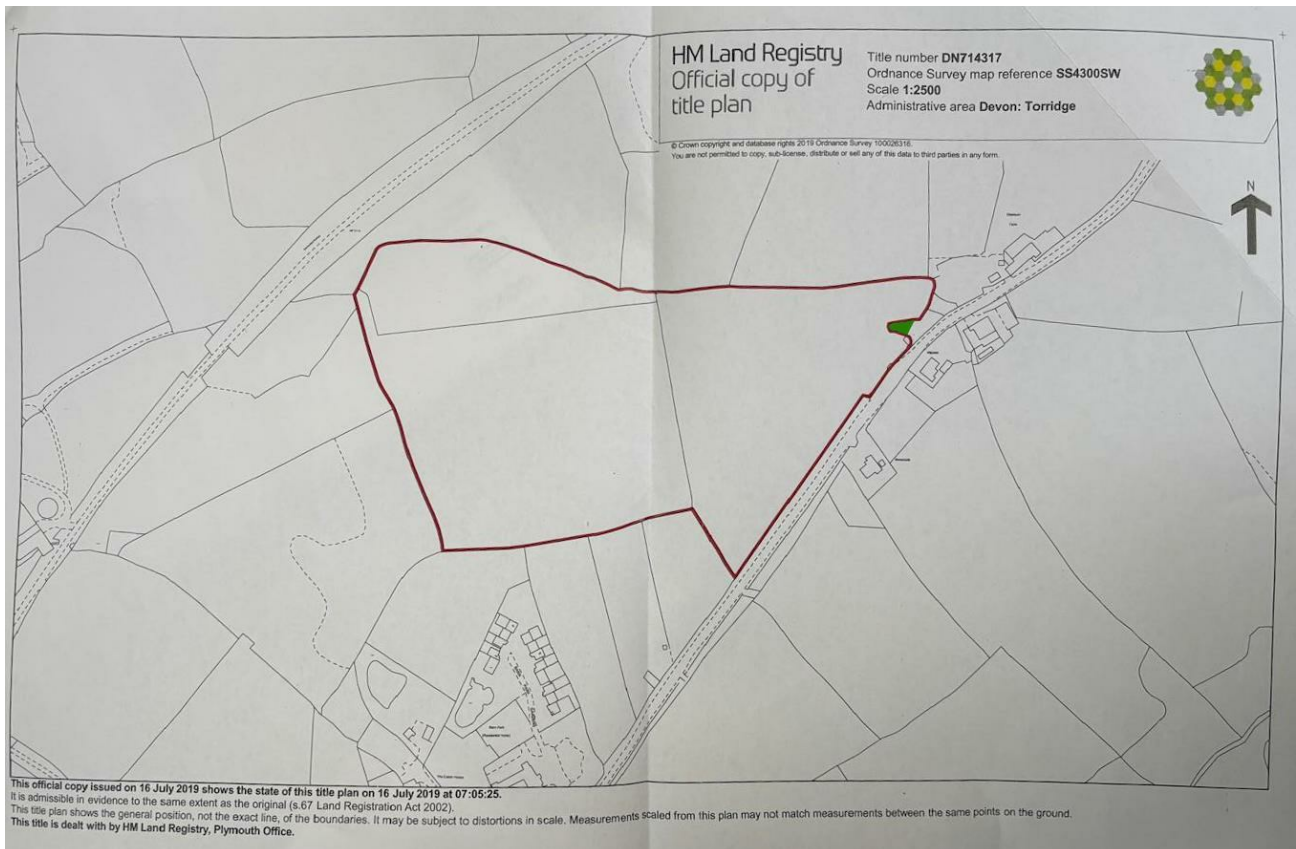
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

### AGENTS NOTE

The current two existing access's to the land, are to be closed after a period of 6 months from purchase. And a new access created (subject to planning) lower down the village road (closer to Halwill Town) to the South West.

The small area hatched green is also included within the sale and is owned by the present vendors on a possessory title.





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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.