



THE BRENT MOOR & DOCKWELL RIDGE ESTATE

Didworthy, near South Brent, Devon



AN IMPORTANT FREEHOLD MOORLAND ESTATE ON THE SOUTHERN EDGE OF DARTMOOR NATIONAL PARK AND WITHIN THE SOUTH DARTMOOR SSSI, AMOUNTING TO 2,754.35 ACRES

Summary

LOT 1 : Brent Moor – 2,373.81 acres

LOT 2 : Dockwell Ridge – 380.54 acres

Distances: A38 4 miles, Plymouth 21 miles, Exeter 31 miles
(All distances are approximate)

Photographs of the Brent Moor & Dockwell Ridge Estate taken by and copyright of professional photographer, Brian Stubbs LRPS LSWPP ASISLP.
<https://www.bf-stubbs.co.uk/>
<https://www.facebook.com/BFStubbs/>
https://www.instagram.com/bf_stubbs/

Guide price: £750,000 combined guide for both lots



LOCATION AND DESCRIPTION

The Estate is situated on the southern side of the Dartmoor National Park, close to the village of Didworthy, and just to the north of the larger village of South Brent, where there is access onto the A38 dual carriageway between Exeter and Plymouth.

Dartmoor is one of England's last great wildernesses and consists of 954 square kms of rugged and spectacular landscape, with its rolling heather clad moorland, granite tors and valleys bisected by rushing streams and rivers and is a haven for wildlife, as well as being home to its iconic wild ponies and many rare birds. It is also known for its prehistoric stone rows and Bronze Age sites. It has been protected by National Park status since 1951.

The Brent Moor and Dockwell Ridge Estate represents an important freehold moorland estate, within the South Dartmoor SSSI, consisting of 2,754.35 acres of unspoiled, rolling, wild moorland with sporting rights in hand and subject to various rights including common grazing rights and public rights of way.



It includes the upper reaches of the beautiful River Avon, bisecting Dockwell Ridge and Brent Moor down a stunning valley, as well as other moorland streams and brooks and incorporating tors, hills and barrows including Black Tor, Hickley Plain and Knatta Barrow, as well as a ruin near to Shipley Bridge. (The car park at Shipley Bridge does not form part of the estate).

The Estate provides significant ESG (Environmental, Social and corporate Governance) opportunities.

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession: The Estate is offered for sale freehold, subject to the relevant common grazing rights.

Designation and Schemes: The Estate is within the Dartmoor National Park and is designated as open access land under the Countryside and Rights of Way Act 2000

ESG (Environmental, Social and corporate Governance): The Estate offers purchasers the ability to invest in a diverse natural capital asset with high ecological, environmental and social value. There are significant opportunities to further enhance and capitalise on these through various public, private and corporate conservation schemes, further details of which are available from the selling agents.

Easements, Wayleaves and Rights of Way: The Estate is sold subject to and with the benefit of existing wayleaves, easements and rights of way. Full details of the Titles are available from the solicitors/selling agents.

Health and Safety: Where there have previously been some mine workings, we would ask people to be as vigilant as possible when making an inspection for personal safety and to take care across the whole moor, particularly in the vicinity of any ruins and former mine workings.

Local Authority: Dartmoor National Park, Haytor Road, Bovey Tracey, Newton Abbot, Devon. TQ13 9LL Tel. 01626 832093

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor’s agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question should be referred to the vendor’s agents whose decision acting as expert shall be final.

Car Park: Please be aware that the car park at Shipley Bridge does not form part of the Estate.

Plans, Areas and Schedules: These are based on the Ordnance Survey and the Title plans and are for reference only. They have been checked and completed by the vendor’s agents and the purchaser shall be deemed to have satisfied him/herself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Please note the reservoir does not form part of the sale.

Viewing: No appointment is necessary, but we would ask you to take with you when viewing the Estate a copy of the sales particulars.

Directions: Coming from Exeter, leave the A38 at the Marley Head turn and cross back over the dual carriageway. Take the second exit at the next roundabout signed Didworthy and Avon Dam. After 0.8 miles take the left fork at the crossroads, signed Avon Dam. After about a mile, follow the road at Bloody Pool Cross, then on to Shipley Bridge within 1.5 miles. Go over the bridge and the private road giving access to the estate is on the right hand side.

METHOD OF SALE

The land is being offered for sale by Formal Tender (unless sold prior), with a closing date of 13th August 2026 at 12 noon. Tenders must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked ‘**The Brent Moor & Dockwell Ridge Estate**’.

Buyers who wish to submit a tender will be required to complete and sign the tender form and provide any supporting documentation as detailed within the Legal Pack available from the solicitor acting for the seller (see Legal Pack below).

Any tender received by the deadline date will be subject to contract. Prospective purchasers should be aware that upon acceptance of their tender offer, a 10% deposit of the agreed sale price will be payable to the agent acting for the seller (or via the buyers solicitor), within 24 hours of written acceptance of their offer. Failure to do so within this time frame will result in the tender being rejected.

Should a tender be acceptable to the seller and the 10% deposit received within the time frame outlined above, this will then constitute exchange of contracts and legal completion including payment of the balance of the purchase price will follow approximately 28 days later or by the time frame set out in the Legal Pack.

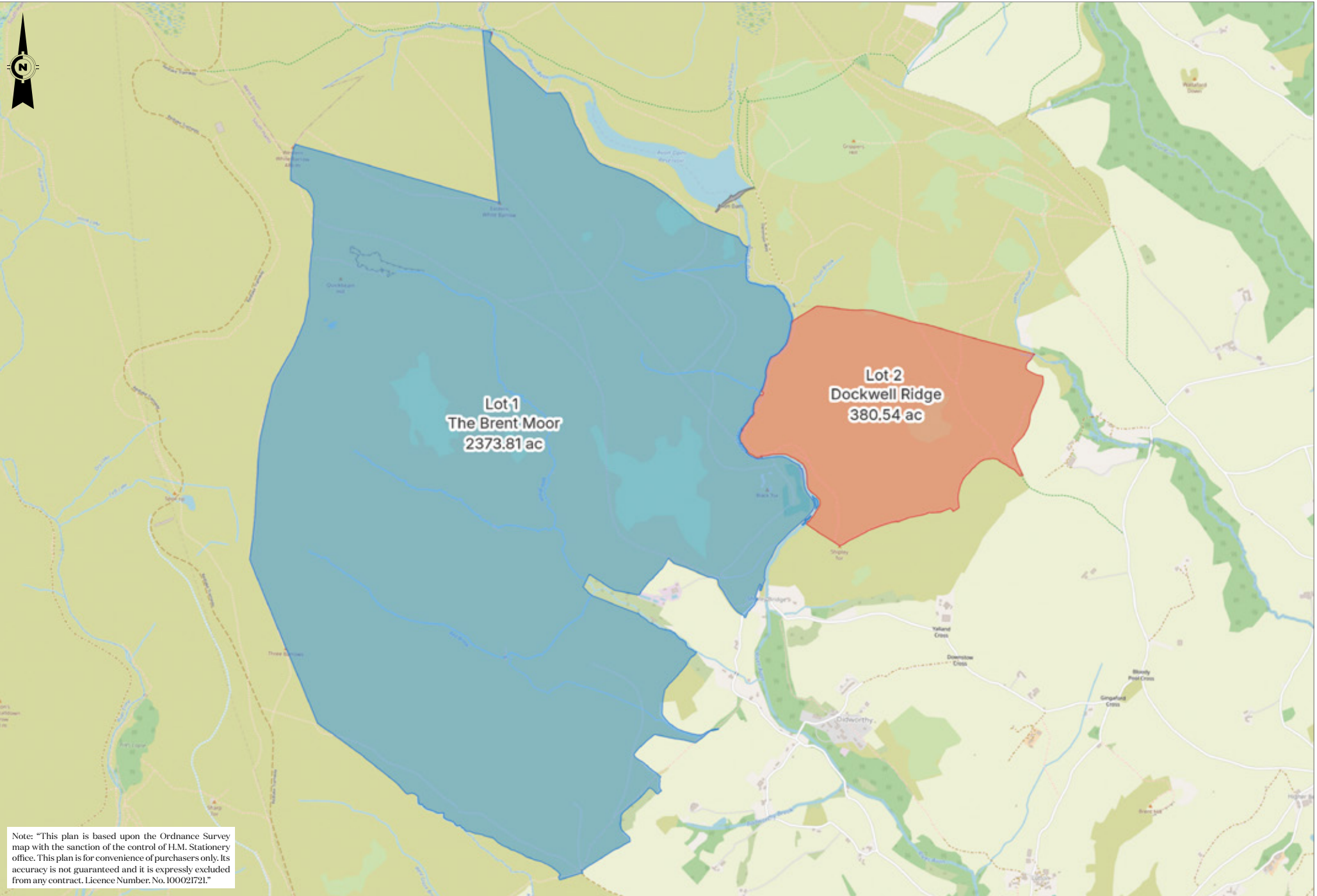
If the deposit is failed to be presented by the successful tender, then the Formal Tender Conditions will not be met, this will result in the tender being rejected.

Moreover, the successful purchaser will be liable to pay the sum of 1% of the purchase price plus VAT as an Administration Fee to the Agent in addition to the tender on completion

Please note, the seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

LEGAL PACK

A copy of the legal pack may be requested from the Joint Selling Agents or the Sellers Solicitors – Morgers Drewett LLP, Spring House, East Mill Lane, Sherbone, DT9 3DP. Attention – Tracey Neal Tel: 01935 811635 or email tracy.neal@mogersdrewett.com





We would be delighted
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