

ANDREW LANE MRICS FAAV

Land at Dolton Beacon, Winkleigh, Devon EX19 8PS

29 acres of arable/pasture land

Dolton 1 mile - Beaford 3 miles - Winkleigh 5.5 miles – High Bickington 4 miles



- pasture land
- arable land
- road access
- three enclosures
- investment potential
- 29 acres
- As a whole or in 2 lots (12ac & 17ac)

Guide Prices - Lot 1 - £80,000 Lot 2 - £110,000

SITUATION:

The land is situated near to the village of Dolton, a small but vibrant rural community with village shop, butchers, 2 pubs, and primary school. The market

town of South Molton is some 12 miles to the north and Torrington 7 miles to the west. The land has good access. The area is dominated by agriculture and tourism.

GENERAL DESCRIPTION:

The land provides an ideal opportunity for existing farmers to increase their land holding, or for new farmers to establish a holding, or for investors looking to purchase land for letting as it is in an area where there is significant agricultural activity.

LOT 1

A single enclosure of arable/pasture with both road frontage and access. Mains water. 600 ft above sea level of medium clay loam currently part grass part subble. 12 acres or thereabouts. Red on plan.

LOT 2

2 pasture/arable fields with 2 road accesses. Mains water. Boundary fenced. 600 ft above sea level of medium clay loam. 19 acres or thereabouts. Blue on plan.

ACCESS

Directly off the parish roads at 3 points

SERVICES

Mains water connected. The mains service pipe also goes through the land for further tappings subject to SWW conditions and approval.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in two lots.

GUIDE PRICE

Lot 1 - £80,000. Lot 2 - £110,000

TENURE AND POSSESSION

The land is freehold sold with vacant possession.

RESERVATIONS

Easements to connect to the mains water pipe will be reserved over Lot 1 to the vendors retained property, Higher Narracott Farm and Lot 2

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights, in so far as they are owned, are included with the freehold.

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 which may affect it.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale, is included in these particulars for identification purposes only. The vendor shall not be called upon to define the ownership of the boundary fences.

VIEWING

At all reasonable times with these particulars. Prospective purchasers are asked to take due care when inspecting the land and be aware of hazards associated with agricultural property and any livestock which may be grazing the land at the time of the viewing.

DIRECTIONS

Dolton Beacon is on the A3124 Torrington to Winkleigh road. The land also fronts the B3217 High Bickington to Dolton Beacon road.

See map for sale signs on gates.

GRID REFERENCE

SS 588 141

CONTACT INFORMATION

Andrew Lane Ltd, Iddesleigh 01837 810845 or 07799036143 ajlane1@btinternet.com

Joint Sole Agents with Nancekivell & Co South Molton 01769 574111

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- 1) These particulars do not constitute any part of a contract.
- 2) All statements contained in these particulars are made without responsibility on the part of Andrew Lane Ltd.
- 3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact.
- 4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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- 6) All measurements, dimensions and areas are approximate.
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- 8) Neither Andrew Lane Ltd nor the vendors accept any responsibility for failed viewings.