

ANDREW LANE MRICS FAAV

Land at Stadson, Brandis Corner, Holsworthy, Devon, EX22 7YB

46.2 acres pasture & woodland

Hatherleigh 7 ½ miles, Holsworthy 5 ½ miles



26 acres of pasture

**5.5 acres
Broadleaved
woodland**

**14.5 acres
commercial
woodland**

Investment potential

Sporting interest

Easy access

Guide Price £250,000



SITUATION:

The land is situated between the market towns of Hatherleigh and Holsworthy adjacent to the A3072 in the heart of livestock farming country. These towns provide for a range of daily needs and services including agricultural suppliers and agricultural service providers. The area is dominated by agriculture and tourism.

DESCRIPTION (all measurements are approximate):

A block of 46.2 acres (18.7 hectares) or thereabouts comprising 2 well fenced pasture fields with level and gently sloping (south facing) topography. The enclosures have mains water supply and are stock fenced. There are 3 enclosures of woodland being 5.68 acres of semi-ancient natural woodland and 2 compartments of Sitka Spruce, oak, ash & alder planted in 1998. The woodland is a haven for wildlife including a goodly stock of deer (resident and migrant). The land has many potential benefits and potentials (some subject to planning consents being obtained) for farming, woodland activities, tourism activities and could have attractive tax planning benefits.

ACCESS

Directly off the A3072 via a shared stoned driveway.

SERVICES

Mains water connected. Electricity over the land but not connected.

TENURE AND POSSESSION

The land is freehold sold with vacant possession given upon completion. The current grazier would continue to take grazing licenses if an investor desired.

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 the property.

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.

METHODS OF SALE

The land is to be offered for sale by Private Treaty.

BASIC PAYMENT SCHEME

10 Non SDA Basic Payment Scheme entitlements will be transferred if the buyer requires them.

VIEWINGS

With details in hand, during normal day light hours, after notifying Andrew Lane Ltd 01837 810845.

DIRECTIONS

On A3072 from either Hatherleigh or Holsworthy travel until reaching Stadson at for sale sign in on the property. See maps attached. Post Code: EX22 7YB.

CONTACT INFORMATION

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

Please note –

Andrew Lane Ltd for themselves and for the vendors of this property whose agents they are give notice that:-

- 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.
- 5) The vendor does not make or give and neither Andrew Lane Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 6) All measurements, dimensions and areas are approximate.
- 7) It is the responsibility or any intending purchaser to check that the property is available to view before setting out.
- 8) Neither Andrew Lane Ltd nor the vendors accept any responsibility for failed viewings.