

Wotton Park

Shebbear, Beaworthy, Devon,

EX21 5QW

6.89 acres of pasture, woodland , two ponds & river frontage.

Shebbear 1 mile, Holsworthy 8 miles, Torrington 9 miles, Hatherleigh 10 miles



pasture • natural water • good road access • close to village • fishing on River Torridge • recreational, wildlife & amenity interest • 6.89 acres •

Guide Price £70,000

SITUATION:

The land is located near the village of Shebbear, a well serviced thriving rural community. The market towns of Holsworthy lays just 8 miles to the south west and Hatherleigh 10 miles to south east. Within easy reach of coast and Dartmoor National Parks. Area dominated by agriculture and tourism.

GENERAL DESCRIPTION:

The land, which extends to approximately 6.89 acres (2.78 hectares) or thereabouts. 3.63 acres of young mixed, broadleaved woodland has been created which softly slopes onto the two ponds which merge gently with the water meadow that then leads on to meet the River Torridge. This diversity of the land is a fantastic opportunity for both wildlife and woodland conservation. The woodland is mainly made up of the following species; Oak, Ash, Wild Cherry Silver Birch, Ash, Poplar and Field Maple. This creates a perfect habitat for many species of wildlife including deer. The property offers fishing opportunities in the ponds (not stocked) and in the river as the fishing rights are also included in the sale. The water meadow provides lush summer grazing and careful management will enhance flora and fauna as well as potential for camping or holiday accommodation (subject to planning consents being granted). The property makes an idyllic rural retreat central to a myriad of recreational opportunities. There is a natural water supply. There is an entrance, accessible by vehicle, which has an earth/stone track leading from the road to the pasture just below the ponds. There is a separate entrance into the top of the woodland which is also accessible by vehicle.

ACCESS

Off county maintained parish road.

SERVICES

Natural water.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

GUIDE PRICE

£70,000

TENURE AND POSSESSION

The land is freehold sold with vacant possession being given upon completion.

BASIC PAYMENT SCHEME

The Vendor holds no Entitlements and has not claimed any payments in the past

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 must be aware that there may be cattle grazing on the land at the time of inspection and must satisfy themselves that they are fully conversant and experienced in livestock handling and behaviour before entering the land. Strictly no dogs to be taken onto the land.

DIRECTIONS

See map

GRID REFERENCE

SS 422 094

CONTACT INFORMATION

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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.
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- 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 of 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.