

ANDREW LANE MRICS FAAV

Land at Passaford Lane Hatherleigh Devon

5.75 acres of pasture

Hatherleigh 0.2 miles - Okehampton 8 miles



A level enclosure • Quiet location • Close to Town • Agricultural, equine & amenity interest • Offered as whole or in 2 lots •

Guide Price £75,000 as a whole

SITUATION:

The land is located just a short walk from the market town of Hatherleigh, which is a well serviced thriving rural market community, within a short distance of the Dartmoor National Park. The area is dominated by agriculture and tourism.

GENERAL DESCRIPTION:

The land, which extends to approximately 5.75 acres (2.33 hectares) or thereabouts offers lush summer grazing, and under the right management winter grazing. Bounded by traditional Devon hedge banks with a variety of tree, shrub & bush growth on top. The hedges have stock proof guard fences. The field is fairly level. The land comes to the market for the first time in many years giving purchasers a rare opportunity to acquire a paddock within easy reach of the town. The Vendor is willing to sell the field in 2 pieces of approximately 2.75 acres each with a shared access area through the existing gateway off Passaford Lane.

ACCESS

From a public highway.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in 2 lots (subject to negotiation).

GUIDE PRICE

£75,000 as a whole or negotiated if in 2 lots.

TENURE AND POSSESSION

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

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 sheep 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

From Bridge Street Hatherleigh go over the bridge straight across the roundabout into the A3072 Holsworthy road after a few yards turn left signed Northlew once on this road after a few more yards turn left into Passaford Lane by the Cemetery after another short distance the gate will be found on the right.

GRID REFERENCE

SS 538 037

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 given 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.