

Andrew Lane Ltd

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# **Land at Ashridge North Tawton Devon**



**Pasture land in a parkland setting**

**50.01 acres in ring fence**

**Good road and lane frontage**

**Pond and specimen parkland trees**

**For sale by Formal Tender closing on Friday 8<sup>th</sup> July  
2026 at 5pm.**

### **Situation**

The land is located some 1 mile from the market town of North Tawton. The area is well known for its combination of arable and grass growing abilities situated to the north of Dartmoor on the edge of the famous Devonian Red Soil and Culm Grasslands. The area boasts many agricultural suppliers, merchants, engineers, vets, feed mills, farm building fabricators/erectors and farming contractors. Livestock Markets can be found at South Molton and Exeter with occasional markets at Chagford.

The area abounds with all those facilities/opportunities associated with a rich rural rooted area, yet has good connectivity with the A30 and branch line railway station close at hand.

### **The Property**

The parkland once comprised a number of enclosures and formed part of the Ashridge Court Estate. Time has seen the land evolve into 2 enclosures which have been run as one. Hedgerow trees as well as infield trees now give the property a parkland feel. The land has been grazed by the Drake family with their well known herd of Devon cattle and Devon & Cornwall Longwool sheep for several years which has enhanced the environmental quality of the property through a sustained period of regenerative farming long before the phrase was coined. A central mini-valley with nearby trees and woodland provide a dynamic wildlife corridor.

A particular environmental feature is a pond which started life as a stone quarry and now provides water for livestock and home to a great variety of wildlife. The pond has been stocked in the distant past. The pond and its vista across the land to Dartmoor beyond provides the successful



buyer with leisure opportunities (subject to obtaining the necessary consents).

Agriculturally the property provides rich grazing and the potential for arable cropping on the northern portion.

### **General Remarks and Stipulations**

#### **Tenure**

The property is offered for sale freehold with vacant possession given upon completion.

#### **Services**

There are no mains services connected

#### **Local Authority**

West Devon Borough Council, Kilworthy Park, Tavistock PL19 0BZ Telephone 01822 813360. [www.westdevon.org](http://www.westdevon.org)

#### **Plans**

The plans have been produced from farm plans and are for identification purposes only.

#### **Rights of Way, Wayleaves and Easements**

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.



### **Basic Payment Scheme**

The Seller will retain all BPS residue payments.

### **Method of Sale**

The property is being offered for sale by Formal Tender. Tender Packs are available from the Sellers solicitor and agent. Completed tender documents, proof of ID and funds must be deposited with the selling agent by Friday 8<sup>th</sup> July at 5pm in a sealed envelope marked "Land at Ashridge Tender"

### **Proof of Identity**

Under Money Laundering Regulations 2017 it is a requirement that all potential bids must be accompanied with photo ID and proof of residence in the form of a utility bill no more than 3 months old. A solicitors written undertaking that they have undertaken an ID check is acceptable.

### **Formal Tender Legal Pack**

The Tender Legal Pack includes local searches, epitome of title, special conditions, contract, tender form etc. It is available in electronic format from the Sellers solicitor and agent.

### **Sellers Solicitor**

Julie Moon, Trowers & Hamlin, The Senate, Southernhay Gardens, Exeter EX1 1UG. Telephone – 01392 612313 or 07977 527373. Email – [JMoon@trowers.com](mailto:JMoon@trowers.com)

1. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details
2. are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars,

nor to enter into any contract relating to the property on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

### **Measurements and Other Information**

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





