

ANDREW LANE MRICS FAAV

Chartered Surveyors, Agricultural Valuers & Auctioneers

**River Field
Hatherleigh
Devon**



A lush river meadow with copse

A wildlife haven

Peaceful getaway from modern life

Teeming with flora and fauna

Access by footpath only

For sale by Informal Tender closing on Friday 31st July 2026 at 5pm.

Situation

The land is located just outside of the market town of Hatherleigh. Hatherleigh is a self-contained small rural town with a vibrant community well known for its sports clubs together with its arts and crafts scene and annual carnival. The town has a small supermarket, independent shops, post office, panier market, smallholders market, 2 pubs, primary school and places of worship.

**The Property**

River Field is a 4.6 acre river meadow with small copse. The meadow has been allowed to rewild by the current owners and has become an ecological park with all the features of a traditional river meadow teeming with flora and fauna. River frontage brings another element to the property's diversity.

Accessed by public footpath from the new panier market(or church yard) from the east or from Holmes Farm Lane to the northwest River Field offers a peaceful retreat from modern day life where nature lovers can sit, observe and become one with nature all within an easy walk from the town. There is endless scope for enhancing the diversity of the park and pleasure one can derive from ownership and enhancement activities. A perfect place for a picnic or fun family time on a lazy sunny afternoon.

The copse includes various native species of hardwood trees at both canopy and shrub layer as well as natural ground cover.

General Remarks and Stipulations**Tenure**

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

Fishing Rights

The fishing rights are held by separate title with a 3rd party

Services

There are no mains services connected

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock PL19 0BZ Telephone 01822 813360.
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.

Method of Sale

The property is being offered for sale by Informal Tender. The attached proforma must be completed and must be deposited with the selling agent by Friday 31st July at 5pm in a sealed envelope marked "River Field Tender". The Sellers are not bound to accept the highest or any tender submitted.

Viewing

At any time with these particulars. Please note that the meadow has areas of dense vegetation which may be concealing undulating terrain, hollows and wildlife you should exercise caution and diligence when viewing, be full clothed and use a wading stick to assist in locating a safe pathway. What3words – willpower.salutes.testers

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that: -

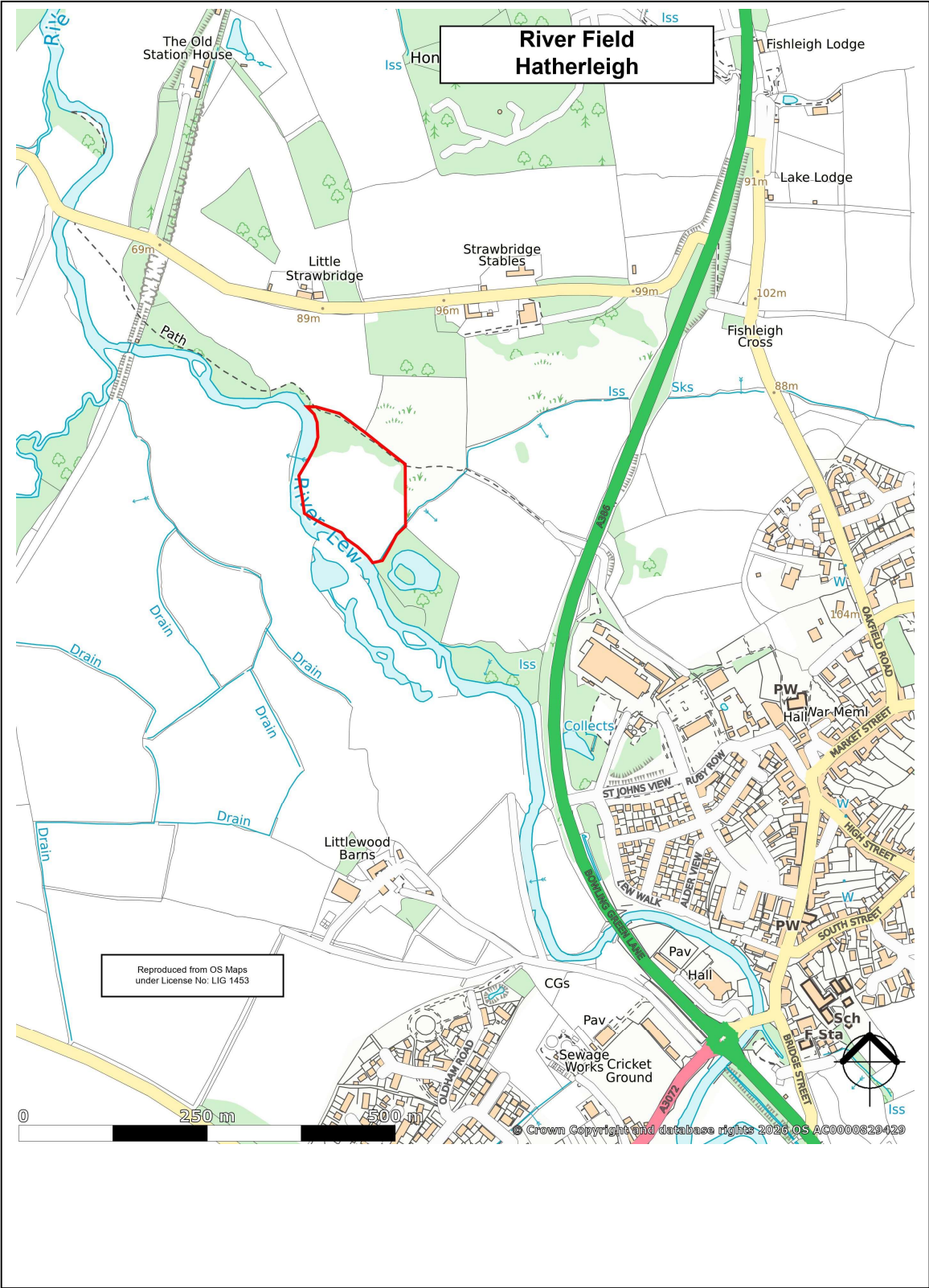
1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details 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.





INFORMAL TENDER PRO-FORMA

Re: River Field, Hatherleigh, Devon. Subject to Contract.

Name/s:

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Address:

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Telephone No:

Offer

I/We confirm that our informal for the freehold of the subject property as described in the sales particulars is:

£..... (offer price in words

.....)

Conditions attached to the offer:

.....

.....

PTO

Confirmation of funds:

I/We are proposing to fund the purchase if offer accepted as follows (please indicate with a X):

From existing funds:

From borrowings already agreed in principle:

From borrowings yet to be agreed:

Sale of property: (please indicate if on the market/ sale agreed/
contacts exchanged).

Solicitor details: My/our solicitor is:

.....

.....

Telephone No:

I/we accept that the Vendors is not obliged or contractually bound to accept the highest or any informal tender. I/we confirm that if successful I/we will undertake all practical steps to complete the contract as soon as possible.

Signed:

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Dated:

Please return to: Andrew Lane Ltd, Wisteria Cottage, Iddesleigh, Winkleigh, Devon EX19 8BG by 5pm FRIDAY 31ST JULY 2026. Postal, hand delivered or email informal tenders accepted. All unsealed tendered will be treated as legal privileged and not disclosed or used in any way until after tender closing. Mark envelope with "River Field tender".

Telephone 01837 810845 or 07799 036 143. Email- andrew@andrewlane.biz