

BAGTOR WOOD, BICKINGTON

Bagtor Wood

Bickington, Devon, TQ12 6LQ

6.00 acres of attractive amenity woodland, benefiting from a secluded location situated on the edge of Dartmoor

Offers in excess of £85,000

(as a whole)

For Sale by Private Treaty



DESCRIPTION

The sale of this land presents a rare opportunity for prospective purchasers to acquire a charming parcel of amenity woodland. Known as Bagtor Wood, this attractive and secluded woodland enjoys a peaceful, private setting, making it ideal for those seeking a tranquil rural retreat. The land benefits from a shared right of way, directly off the nearby public highway, providing convenient access suitable for a variety of vehicles.

Extending to approximately 6.00 acres (2.43 hectares), the property is offered for sale as a whole. The full extent of the land is clearly delineated and edged in red on the accompanying plan.



THE LAND

The land extends to approximately 6.00 acres (2.43 hectares), this attractive parcel of woodland offers a rich and diverse natural environment, abundant in wildlife and ecological interest. Over the past 10 years, the current owner has carefully and thoughtfully managed the woodland, clear, felling the previous Douglas fir plantation and undertaking an extensive replanting programme to enhance both biodiversity and long-term sustainability. The woodland comprises a varied, thriving and well-balanced woodland habitat.

The woodland now comprises a varied mix of tree species with the southern and central sections predominately made up of more recently established planting including Douglas fir, beech, cherry, hornbeam, field maple, rowan, small-leaved lime, pear, willow, hazel and alder as well as several thousand oak and chestnut seeds having been planted.

The northern section of the parcel is also planted with a diverse range of newly established trees, including beech, hornbeam, oak, chestnut, field maple, cherry, birch, Douglas fir, western red cedar, hazel, willow and rowan. This northern aspect features areas of denser vegetation, designed to enhance the privacy of the woodland while still allowing for spectacular views across the wider landscape.

In addition, natural regeneration is evident throughout the woodland, with a variety of native species establishing organically, further contributing to the ecological richness and character of the land.

SITUATION

The land is situated in the scenic Dartmoor National Park, lying to the west of the village of Bickington, less than a mile from the A38 dual carriageway expressway. The market town of Newton Abbot lies approximately 5 miles to the south-east and affords a thriving and active community with a range of amenities, to include primary and secondary schools, traditional inns, bustling high street and mainline rail service to London. The city of Exeter lies approximately 15 miles

BASIC PAYMENT SCHEME/ AGRI– ENVIRONMENT SCHEMES

The land is being sold without any entitlements to the Basic Payments Scheme or any de-linked payments. The land area is not subject to any agri-environmental schemes.

ACCESS, RIGHTS OF WAY, EASEMENTS

Access to the land is provided via a 12ft wooden gate from the public highway, leading onto a forest track subject to a shred right of access, also used by neighbouring landowners. Due to the nature of the terrain, access is best suited to 4x4 vehicles

SERVICES

The land does not currently benefit from any services. Mains water, electric, data and drainage services are understood to be in the locality but perspective purchasers should make their own enquires with regards to the availability of services.



away to the north-east and affords a larger range of commercial and recreational services.

DIRECTIONS

From the A38 northbound, exit at the signposted Newton Abbot (A383), turning left at the first junction signposted Sigford. Continue for approximately 0.5 miles, then turn right at Hooks Cross junction. Proceed along the single-track road for a further 0.2 miles, passing through a woodland area. The entrance will be on your left, accessed via a wooden vehicular gate. Continue along the shared woodland access track, where the entrance to the land will be found on your left, clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force an also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them.

OUTGOINGS

The agents are of the understanding there are no outgoings.

TENURE

The land is of Freehold tenure offering vacant possession at the completion of the sale.

LOCAL AUTHORITY

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ Tel: 01626 832093

METHOD OF SALE

We are offering the freehold for sale via Private Treaty, as a whole.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Unit 8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

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