



gth

Lot 2

Land at Cawsand, Rockside, Sticklepath, OKEHAMPTON

# Land at Cawsand, Sticklepath Okehampton, Devon, EX20 2PY

26.46 acres (10.70 hectares) of permanent pasture, natural regeneration woodland/copse and habitat land in an elevated position with far reaching views across the edge of Dartmoor.

Lot 1: 1.87 acres (0.75 hectares)

Guide Price: Excess £15,000

Lot 2: 24.59 acres (9.95 hectares)

Guide Price: Excess £80,000

Whole: 26.46 acres (10.70 hectares)

Guide Price: Excess £95,000

For Sale by Private Treaty

## DESCRIPTION

The land at Cawsand offers purchasers a rare opportunity to acquire useful grazing and habitat copse/woodland in an elevated position overlooking Sticklepath and surrounding villages and beyond. The lower sections of the land have partially rewilded into attractive and secluded copse/woodland with a peaceful and private setting offering opportunities for both tranquil rural use as habitat or grazing use to the various sections. The land is accessed via a variety of routes including footpaths or 4x4 from various adjoining paths and tracks and also across the high moor itself.

The land extends in total to 26.46 acres (10.70 hectares) with the land being offered as two convenient lots or as a whole. The full extent of the land is clearly delineated and edged red on the accompanying plan.

## THE LAND

The land extends in total to 26.46 acres (10.70 hectares) with the land comprised of two sections with the smaller section (Lot 1) to the south and the larger section (Lot 2) to the north.



### LOT 1

Comprised of two permanent pasture fields which are both granite stone walled and with access to the higher western side of the land via approx. 8'0 gateways onto the adjoining high moor. The land is gently east facing and free draining and there is a spring that rises to on the land which is understood to provide water but which may dry up during drier summer months.

### LOT 2

Lot 2 extends in total to 24.59 acres (9.95 hectares) and the main northern section being comprised of ten fields/parcels with 10.94 acres (4.43 hectares) of permanent pasture and rough grazing and 13.65 acres (5.52 hectares) of copse/woodland/habitat areas which is primarily to the north and eastern lower sections of the land. The field boundaries are primarily granite stone walled and the land has considerable character.

The higher sections of pasture has some stoner sections giving the land character and the lower copse/woodland areas are primarily granite clicker/stone through sections giving the land character. The lower northern/eastern sections of copse/woodland include holly, blackthorn, hazel and birch and currently is providing a wonderful wildlife haven and habitat area.

The land offers purchasers a wonderful opportunity to farm, control and manage an unspoilt section of the Dartmoor countryside with the land offering more open land with views and also more private sections of habitat.

The land benefits from a building to the north-east of the land which is an approx. 20'0 x 15'0 traditional stone building constructed of granite stone under a part wooden frame GI sheet roof which offers shelter/storage options for prospective purchasers. There is a access point directly from the bottom footpath close to the building to the north-east. This building is located to the lower north-eastern side of OS8157.



#### SCHEUDLE OF LAND

##### Lot 1

| SX Grid No. | OS No. | Description       | Acreage        | Hectarage      |
|-------------|--------|-------------------|----------------|----------------|
| SX6492      | OS7101 | Permanent Pasture | 1.36           | 0.55           |
| SX6492      | OS7505 | Permanent Pasture | 0.51           | 0.20           |
|             |        |                   | <b>1.87 ac</b> | <b>0.75 ha</b> |

##### Lot 2

| SX Grid No. | OS No. | Description                      | Acreage         | Hectarage      |
|-------------|--------|----------------------------------|-----------------|----------------|
| SX6492      | OS7246 | Permanent Pasture                | 1.10            | 0.45           |
| SX6492      | OS7033 | Permanent Pasture                | 2.25            | 0.91           |
| SX6492      | OS7741 | Permanent Pasture                | 2.40            | 0.97           |
| SX6492      | OS6241 | Permanent Pasture/<br>Rough      | 5.19            | 2.10           |
| SX6492      | OS5343 | Copse                            | 0.95            | 0.38           |
| SX6492      | OS7055 | Copse/Permanent<br>Pasture/Rough | 4.09            | 1.66           |
| SX6492      | OS7966 | Copse/Wood                       | 0.75            | 0.30           |
| SX6492      | OS8157 | Building/Copse/<br>Wood          | 2.53            | 1.02           |
| SX6492      | OS8248 | Copse/Wood                       | 1.23            | 0.50           |
| SX6492      | OS9054 | Copse/Wood                       | 4.10            | 1.66           |
|             |        |                                  | <b>24.59 ac</b> | <b>9.95 ha</b> |

#### SITUATION

The land is situated to the north-east edge of the scenic Dartmoor National Park lying directly above Rockside and Sticklepath but the land being within 2 miles to the south of the A30 dual carriageway. The town of Okehampton lies within 4 miles to the north-west and affords a thriving active community and range of amenities to include primary and secondary schools, traditional Inns, bustling streets and a railway link to Exeter and beyond. The city of Exeter lies approximately 24 miles to the north-east with mainline rail links to London Paddington.

#### DIRECTIONS

From the A30 turn off either at Whiddon Down to the east or Coombehead to the west following signs to South Zeal and then follow the signs towards Moorside.

For access to the north of the land, turn right passing Owlsfoot Garage on your left, take the left hand fork and continue up the hill/Prospect Lane. There are various pedestrian tracks from this point which lead up to the north-east and north-western side of the land. This is the best advisable access route.





Lot 2

**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 via both 6’0/8’0/10’0 wooden gates to the higher/south-western side of the land via 4x4/quad bike access from Brians Lane and Nine Stones access points to the south and of the land which gives access to the higher moor section and pedestrian access and also further pedestrian access to the bottom north-eastern side of the land via Nine Stones/Prospect Lane. There is also a further access which is via pedestrian walkways to the north-west and bottom north-eastern corner from Prospect Lane. Purchasers are to make their own assumptions regarding access and must make their own assumptions regarding access available.



**SERVICES**

The land benefits from natural water supplies from springs and streams that rise and run across some sections of the land.

**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 outgoing.

**MOORLAND/COMMON GRAZING RIGHTS**

The land benefits from 48 livestock units/grazing rights on CL176 South Tawton Commons (entry 15) and CL164 Forest of Dartmoor (entry 423). These rights are split 46 livestock/rights on the main block (Lot 2) and 2 livestock units/grazing rights on the top/Lot 1.

**BIODIVERSITY NET GAIN**

The land will be sold subject to a Biodiversity Net Gain Covenant that the vendors will reserve the right to a payment of 20% of any BNG payments obtained by the new owners/purchasers.

**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 land freehold for sale via Private Treaty, either as a whole or two separate lots with the invitation for bids for Lot 1 in excess of £15,000, Lot 2 in excess of £80,000 or as a whole in excess of £95,000. All bids submitted will be disclosed to existing bidders but no information regarding bidder. Bidders will be given the opportunity of revising their bids if exceeded by bids received from third parties.

## STATUS

Bidders will be required to confirm their status when submitting offers and would need to advise us if their purchase is subject to any other sales or funding.

## ACCEPTANCE OF BIDS

On submitting the final highest bid, prospective purchasers will be advised that this is accepted subject to contract and will be expected to sign a contract within four weeks of the receipt of the contract. Failure to do so may result in a contract being offered to an underbidder. The vendor reserves the right not to accept the highest or any bids.

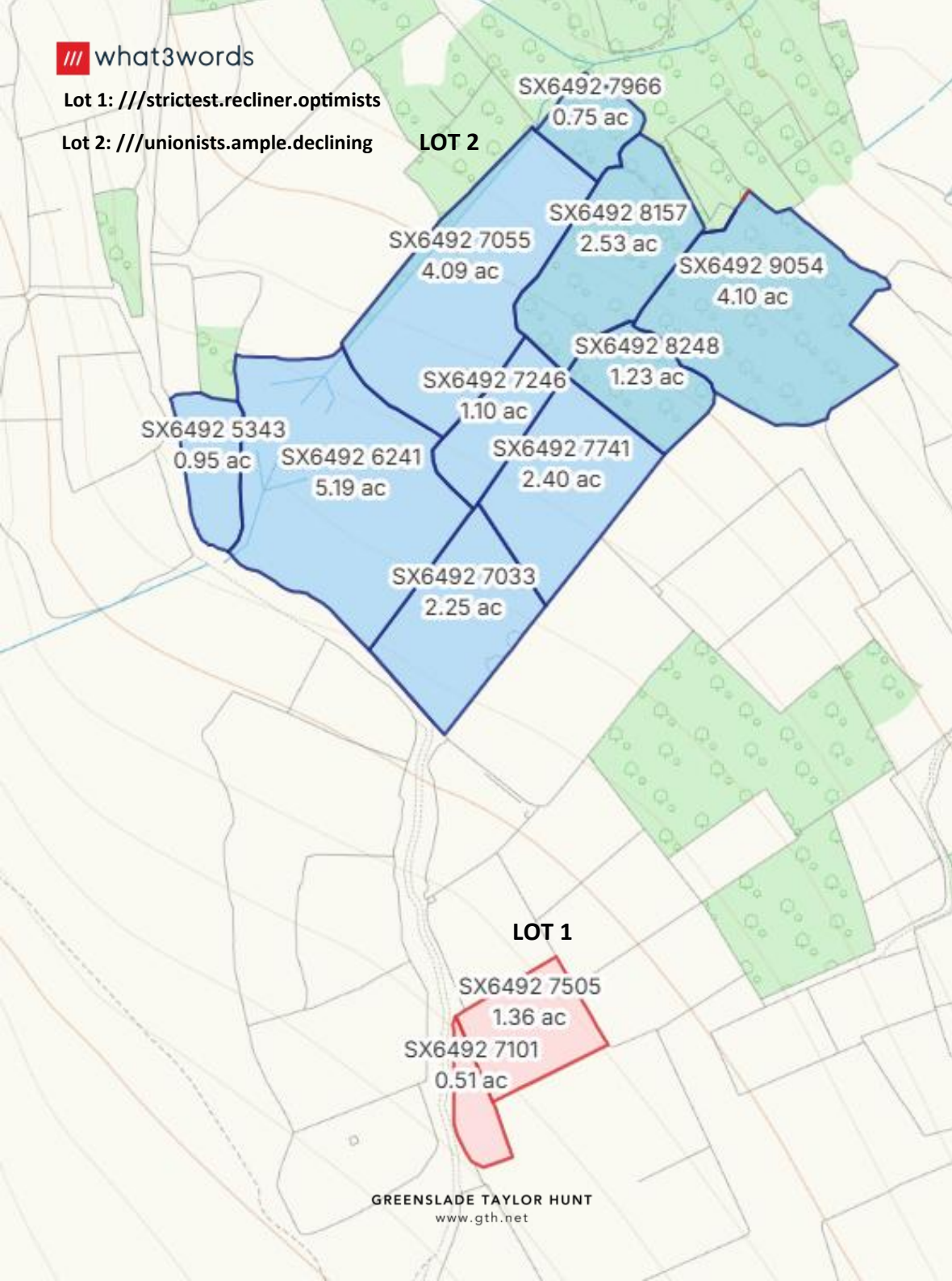
## IMPORTANT NOTICE

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.



Lot 1: ///strictest.recliner.optimists

Lot 2: ///unionists.ample.declining



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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Unit 8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: [farms.ivybridge@gth.net](mailto:farms.ivybridge@gth.net)

Tel: 01752 393737 | Ref: IVB240123

