



Land and Building at Lydford , Okehampton, EX20 4AU

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About 5.85 acres of level pasture and a modern agricultural building

Lydford Village Location - A30 (Sourton Down) 4.8 miles - Tavistock 8 miles

- About 5.85 acres of pasture • Modern agricultural building • Mains water supply • Quick access to numerous footpaths, trails and bridleways • Freehold

Guide Price £175,000

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## SITUATION

The land is located to the east of the village of Lydford which is situated about 4.8 miles south of the A30 at Sourton Down and 8 miles north of Tavistock in West Devon. The land is located within Dartmoor National Park where many beautiful, unspoilt moorland acres can be enjoyed. The land is moments from the Granite Way cycle trail but there are also an abundance of footpaths and bridleways within a short distance.

Lydford benefits from local services and amenities including a pub and church but is also a focal point for many tourist attractions including the National Trust's Lydford Gorge site and English Heritage's Lydford Castle and Saxon Town. More extensive services can be found at Tavistock to the south or Okehampton in the north.

## DESCRIPTION

The land extends to about 5.85 acres of land which is arranged into grazing enclosures by stock fencing and mature hedging.

The pasture is level or gently sloping and has been used as grazing for livestock and horses in recent years.

The agricultural building (18m x 9m) is constructed from a steel frame under a corrugated roof and covers a level concrete platform. Part of the building is enclosed by timber boarding.

## SERVICES

There is a mains water supply connected to the land

## ACCESS

A right of access exists over the area shaded brown on the identification plan

## TENURE AND POSSESSION

Freehold with vacant possession on completion.

## ENVIRONMENTAL SCHEMES

There are no active environmental schemes on the land

## DESIGNATIONS

The land is located within Dartmoor National Park

## LOCAL AUTHORITY

West Devon Borough Council ([www.westdevon.gov.uk](http://www.westdevon.gov.uk))  
Dartmoor National Park ([www.dartmoor.gov.uk](http://www.dartmoor.gov.uk))

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.





## COVENANTS AND RESTRICTIONS

No permanent or temporary structures to be erected on the entrance field.

Not to cause nuisance, annoyance or damage to the land which shares the same entrance.

## GRAZING RIGHTS

The land has common rights for 6 livestock units on Lydford Common and 6 livestock units on Forest of Dartmoor Common.

## WAYLEAVES & 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 that may affect it.

The land is reached from the public highway by a right of access shaded brown on the identification plan.

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

The vendor shall not be called upon to define the ownership of boundary fences.

## VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059.

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock.

## DIRECTIONS

From the A30 at Sourton Down, head south on the A386 towards Tavistock. After about 4.3 miles take the right turn towards Lydford opposite the Dartmoor Inn. Continue along School Road for about 0.5 of a mile, passing Lydford House on the right and crossing over the old railway bridge into Lydford. The entrance to the land is located on the right, about 50 yards the other side of the bridge. Continue north through the long entrance field to reach the main land parcel and building.

## WHAT3WORDS

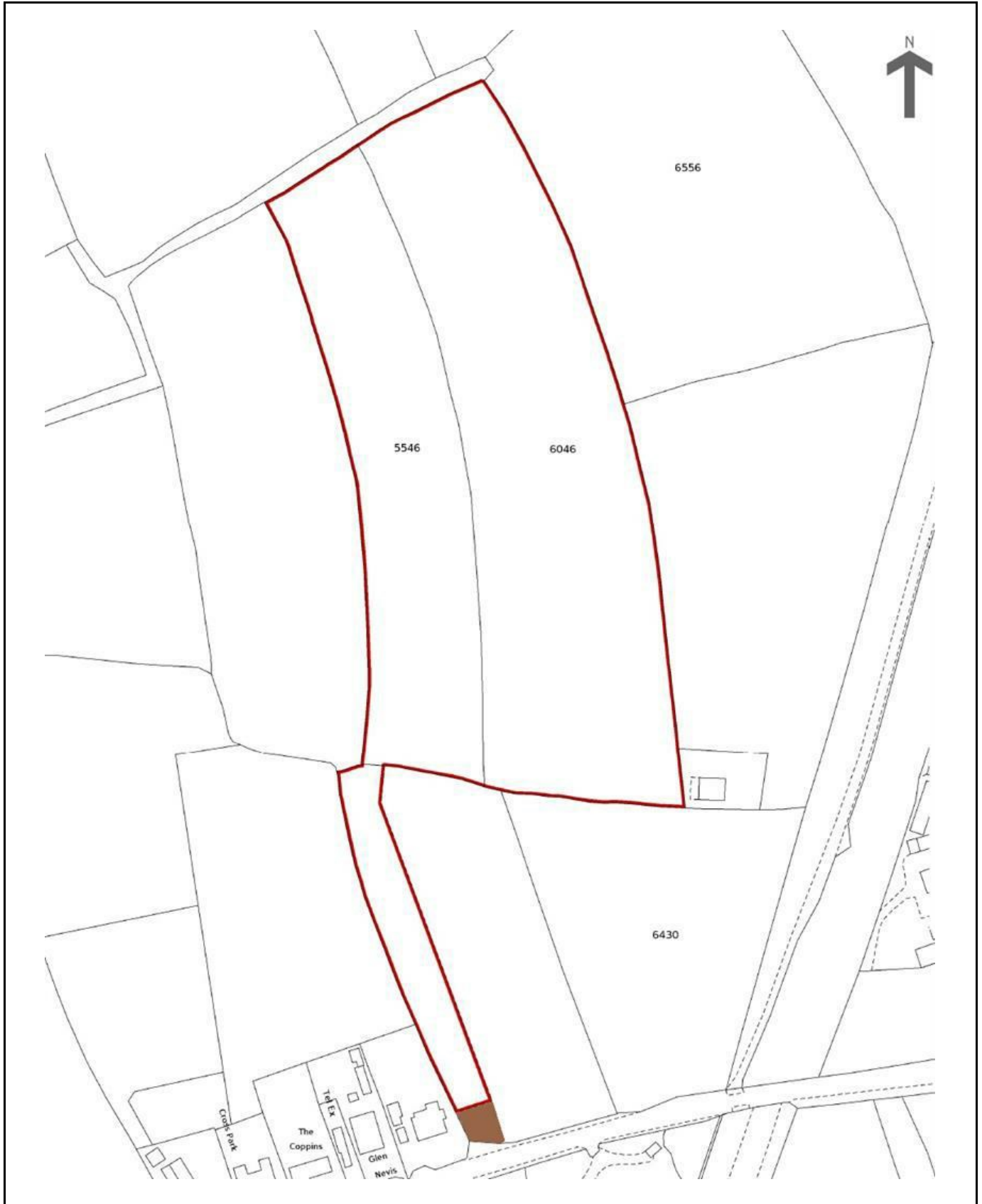
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## DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.







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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.