



Land and Woodland at Yeo Vale , Spreyton, Crediton, Devon EX17 5AX

About 15.7 acres of land comprising about 10.2 acres of pasture and 5.4 acres of mature woodland and young plantation with a pond

Spreyton 1 mile - Okehampton - A30 at Whiddon Down 4 miles -
Okehampton 7.5 miles

- About 15.7 acres • 10.2 acres of pasture and 5.4 acres of woodland • Wildlife pond • Young woodland • Agricultural, amenity and conservational appeal • Freehold

Offers In Excess Of £175,000

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SITUATION

The land is situated about 1 mile west of Spreyton and 4 miles north of the A30 at Whiddon Down in Mid Devon. The land is located within a quiet rural area, popular amongst farmers, smallholders and those who keep horses. Spreyton is a small village with a convenience shop, village hall, cricket pitch and pub. The market town of Okehampton (7.5 miles west) offers a wider range of services and amenities and also has quick access to the A30 which connects Cornwall in the west to Exeter in the east.

The land is located only 4.5 miles from Dartmoor National Park which offers vast, unspoiled landscapes perfect for walking, riding, and outdoor pursuits. The area is rich in wildlife, with scenic trails leading through woodlands, rivers, and tors.

DESCRIPTION

The land extends to about 15.7 acres which comprises about 10.2 acres of pasture and 5.4 acres of mature woodland and young plantation.

The pasture is separated into 3 enclosures and is predominately gently sloping. Boundaries to each field are mature hedges or tree lines to the woodland. There is road frontage to the north east and the land is secured by a gated

entrance from either of two points.

The woodland is separated into a number of stands of various ages and tree species are mostly deciduous native and semi-native. There is also a wildlife pond within the woodland which is spring fed and a stream to the southern boundary of the land.

The land, woodland and hedges have been managed to provide a rich haven for wildlife in recent years and the pasture cut annually for a grass crop.

SERVICES

No services connected

ACCESS

Direct access from the public highway

TENURE AND POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

West Devon Borough Council (www.westdevon.gov.uk)

SPORTING AND MINERAL RIGHTS

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



WOODLAND GRANT SCHEME

A woodland grant scheme was undertaken in 2000. It is understood that commitments to managing the woodland last for 10 years from commencement of the agreement.

Payments are no longer being received.

A woodland development plan has been drafted which can be made available on request. Please ask the agent.

COVENANT

There is a covenant not to erect any building within 100 metres of the boundary fence to Yeo Vale.

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 neighbouring property, Yeo Vale, benefits from a right of way through the east gateway to reach their property.

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 centre of Spreyton and with the Tom Copley Tavern on the left, head west on Dragdown Hill, passing the Church. Continue for about half a mile passing Yeo Vale on the left and follow the corner to the left. You may wish to park on the right hand bend of the lane at the entrance to the land.

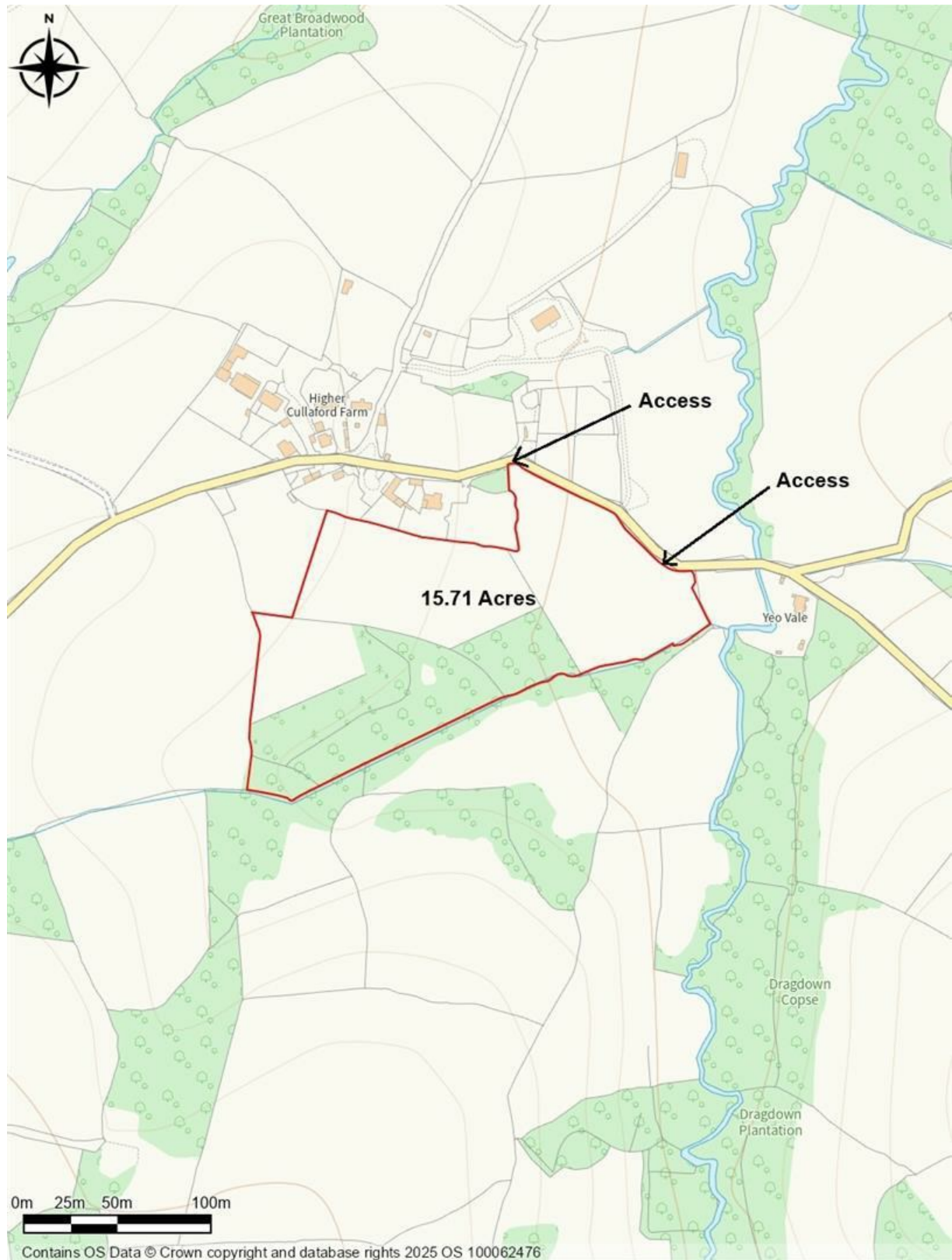
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DISCLAIMER

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





@StagsProperty

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.