



Court Gate Orchard , Harbourneford, South Brent, Devon  
TQ10 9DT

About 16.15 acres of pasture, orchard and young native woodland available as a whole, as a combination of lots or individually

South Brent 1.8 miles - Ivybridge 7.7 miles - Totnes 7 miles

- About 16.15 acres in all
- Lot 1 - 1.91 acres of pasture and orchard with a field shelter
- Lot 2 - 4.11 acres of young woodland with clearings and camping pitches
- Lot 3 - 3.09 acres of young woodland
- Lot 4 - 4.12 acres of paddock pasture with a field shelter
- Lot 5 - 2.92 acres of pasture and apple orchards
- Spring water supply available to each lot
- Desirable rural position
- Freehold

Guide Price £280,000

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#### **SITUATION**

The land at Court Gate Orchard is situated at Harbourneford, a popular rural hamlet about 1.8 miles north east of South Brent on the Southern side of Dartmoor National Park. The surrounding countryside is quiet and rural but the A38 is within easy reach by country lanes, 1.2 miles to the south at the Marley Head junction. The A38 provides quick access to Plymouth in the West and to the M5 in the north east.

Nearby South Brent provides pubs, recreational grounds, a health centre, auto repairs shops and other services and amenities to support the local population. Ivybridge offers more extensive facilities reflective of a small town.

#### **DESCRIPTION**

##### **LOT 1 - Guide Price £45,000**

About 1.91 acres of gently sloping pasture, planted with a young stand of cider apple trees which are starting to crop. The field is well fenced with stock netting and has mature hedges.

Field Shelter, constructed from a steel frame and skids and clad with timber panels. The land is classified as organic.

##### **LOT 2 - Guide Price £60,000**

A beautiful stand of about 4.11 acres of young native deciduous trees. The woodland is planted and managed to provide pathways and clearings. The woodland has most recently been used to accommodate overnight wild camping and has basic camping facilities but would suit a range of different uses including wildlife conservation.

The land is gently sloping and from its highest point enjoys views over the surrounding Dartmoor countryside.

##### **LOT 3 - Guide Price £45,000**

An attractive stand of about 3.09 acres of young native deciduous trees. The woodland is planted and managed to encourage wildlife and there are pathways cut through the woodland to provide access. Along the the length of the woodland is a ride which leads to a small clearing. The woodland has been used to accommodate overnight wild camping.

##### **LOT 4 - Guide Price £75,000**

A level and gently sloping paddock comprising 4.12 acres of organic pasture which is abundant with wild flowers. The field is surrounded by stock netting and mature hedges.

Standing on the land is a field shelter constructed from a timber frame and clad with timber panelling.

The land would suit a variety of uses including smallholders, grazing and camping in line with local planning rules.

##### **LOT 5 - Guide Price £55,000**

An attractive cider apple orchard extending to about 2.92 acres in two enclosures. The land is predominantly level and is surrounded by stock netting and mature hedging. The orchard has provided an excellent supply of apples which have been used locally to make cider. The field's soils are classified as organic and the pasture includes beautiful wildflowers in the Summer months.

#### **SERVICES**

A private spring water supply is available to Lot 1, 2 and 4. Lot 3 and 5 will benefit from a right to connect to the private spring water supply via Lot 4. The Vendor makes no guarantees of the quality or regularity of the supply. Mobile Phone Signal - limited with O2 only (Source - Ofcom)

#### **ACCESS**

Lot 1, 2, 3 and 4 are accessed by a right of way over a private track. Land owners will contribute proportionately for upkeep of the track. Lot 5 is accessed directly from the public highway to the West.

#### **TENURE**

Each Lot is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

#### **METHOD OF SALE**

The land is offered for sale by Private Treaty as a whole or in lots.

#### **LAND MANAGEMENT**

The land is not within any Countryside Stewardship agreements. There are no obligations to maintain tree stocking of the woodland.



## DESIGNATIONS

The land is designated as Organic.

The land is located within Dartmoor National Park

## LOCAL AUTHORITY

Dartmoor National Park - [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk)

## PLANNING

Camping on the land has taken place subject to 60 day pop-up camping rules

## RIGHTS IN TITLE

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

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Lot 1, 2 3 and 4 will be reached by a right of access over a private track. The route of access is shaded brown on the accompanying sale plan.

## PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy. Boundary ownership is dictated where known by T-marks.

The purchaser of Lot 4 will complete the fencing between points A and B in a stock proof fashion within 6 weeks of ownership.

## VIEWINGS

Viewing is strictly by prior appointment. Please contact Stags (01392 680059 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk)) to arrange an appointment.

## DIRECTIONS

Exit the A38 at Marley Head junction and head north on the roundabout, signposted "Harbourneford 1 1/4 miles". Continue along the lane for about 1 mile. For Lot 1, 2, 3 and 4 turn right at Harbourneford Cross and follow the lane for about 250 yards before arriving at the entrance to the land parcels on the left, marked by a Stags sale board. For Lot 5 continue straight on at Harbourneford Cross and follow the lane until the land is found on the right, marked by a Stags sale board.

## WHAT3WORDS

Entrance track to Lot 1, 2, 3 and 4 //earl.weeps.newest

Lot 1 - ///cyclones.vocals.thin

Lot 2 - ///mammoth.ignore.freezing

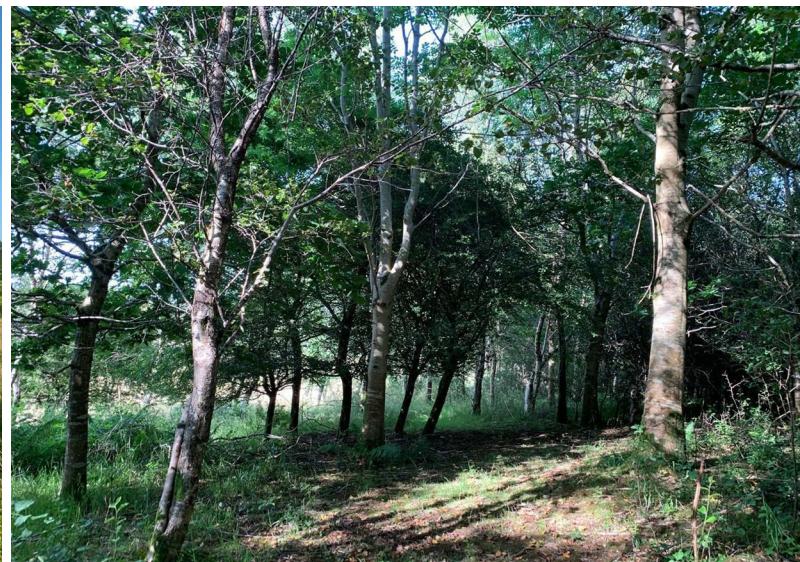
Lot 3 - ///taker.snippets.visitor

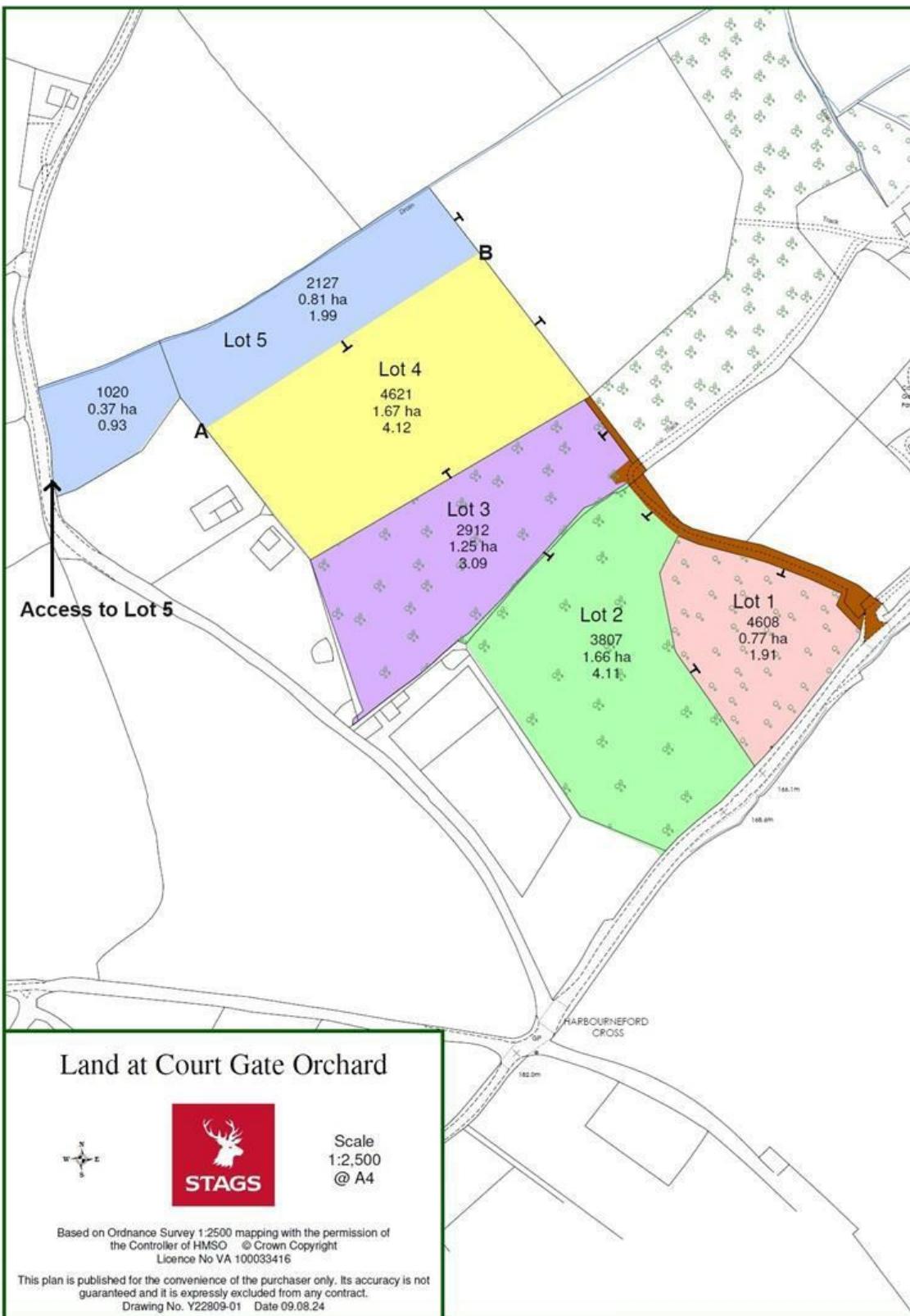
Lot 4 - ///thanks.crumples.pink

Lot 5 - ///guideline.rental.records

## DISCLAIMER

These particulars are a guide only and should not 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.