



Beech Court Farm - LOT 3 Buckland in the Moor, Ashburton,  
Newton Abbot, Devon TQ13 7HP

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Lot 3, Beech Court Farm comprises 4.81 acres of  
land situated on the edge of Buckland in the Moor.

Ashburton 3.5 miles, Totnes 11 miles, Exeter 25 miles

• 4.81 acres currently used for equestrian purposes • Fantastic outriding on  
Dartmoor National Park • Freehold • Available in Lots or a Whole

Guide Price £75,000

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## SITUATION

Buckland in the Moor is renowned for its quintessentially English picturesque architecture and is made up of stone quarried on the Moor and a cluster of thatched cottages overlooking Holne Chase. Whilst being in a beautiful position the property is only 3.6 miles from Ashburton and the A38.

Open moorland is easily accessible offering unrivalled out-riding. A number of public houses on Dartmoor welcome horse riders and provide tie rails or paddocks as well as water for the horses.

The A38 dual carriageway is accessible at Ashburton, just 3.5 miles away and links with the M5 to Exeter. There are excellent rail links from Totnes and Newton Abbot as well as flights from Exeter Airport.

## DESCRIPTION

Lot 3, Beech Court Farm extends to a total of 4.81 acres of productive pasture currently being used for equestrian purposes.

## ADDITIONAL LAND

A further 8.54 acres of neighbouring land is available by separate negotiation.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

The property is held freehold and is available with vacant possession on completion.

## SERVICES

No mains services are connected to Lot 3.

## SPORTING & MINERAL RIGHTS

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

## PLANS & BOUNDARY FENCES

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

## 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.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel 01626 361101 and Dartmoor National Park.

### VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

### DIRECTIONS

From Buckland in the Moor turn opposite the church, up Elliotts Hill no-through road. Continue passing the two turnings to Elliotts Farm and take the right-hand turn.

### WARNING

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

### DISCLAIMER

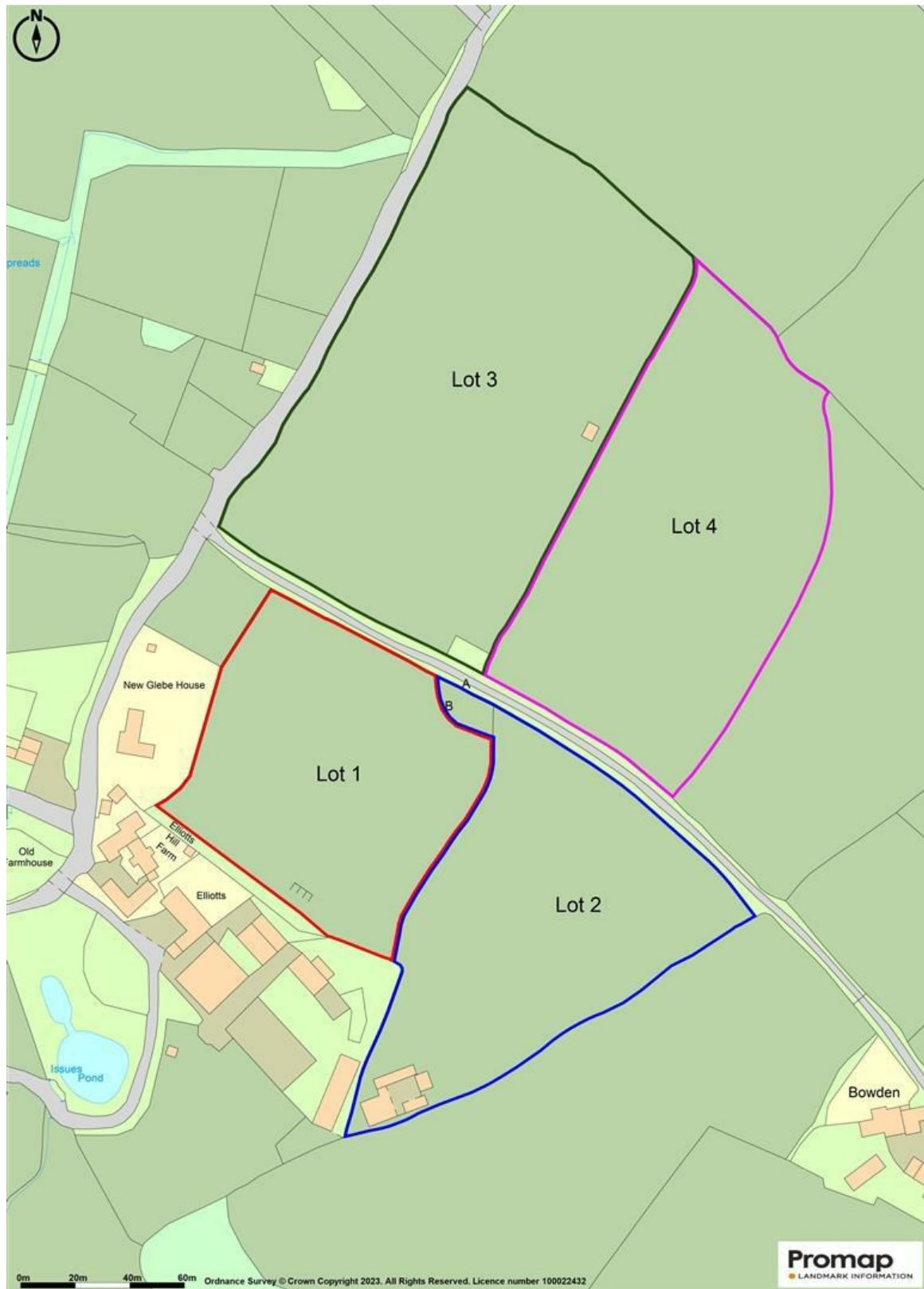
These particulars are a guide only and are not to be relied upon for any purpose.

### AGENTS NOTE

The field shelter situated on the land is a temporary structure. Under the planning permission obtained on the 4th July 2022 granting permission for the replacement of stables on nearby land Lot 2, the field shelters need to be removed. For more information please visit [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk) and search for the planning reference '0053/22' via the planning applications search feature.







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