Land Near Dodscott, St. Giles, Torrington, Devon EX38 7JY

15.91 acres of level and gently sloping pasture land with views over the River Torridge valley

St Giles 1.75 miles - Great Torrington 4 miles - Atherington 4 miles

- Productive Farm Land
- 15.91 Acres
- Direct Road Access
- Available in Two Lots
- LOT 1 - 11.31 Acres
- LOT 2 - 4.60 Acres

Guide Price £115,000

01237 425030 | bideford@stags.co.uk
**SITUATION**
The land is situated a short distance to the east of Dodscott, a small hamlet in the Torridge area of north Devon. The village of Atherington is 4 miles to the northeast of the land and the town of Great Torrington lies 4 miles to the west.

**DESCRIPTION**
The land comprises a single enclosure of productive pasture which extends to 15.91 acres (6.44 hectares), with a south and west facing aspect and views to the south over the River Torridge Valley.

The land has been used in recent years for silage production and grazing but part has been used to grow cereal crops in the past. The boundaries are traditional hedge banks and there are two gateways on to the adjoining road.

The land is offered for sale as a whole or in two lots.

**LOT 1 - GUIDE PRICE £80,000**
LOT 1 extends to 11.31 acres (4.58 hectares) and is shown edged red on the land plan.

**LOT 2 - GUIDE PRICE £35,000**
LOT 2 totals 4.60 acres (1.86 hectares) and is shown edged blue on the land plan.

**ACCESS**
There is direct access from a council maintained road to both lots.

**SERVICES**
There are no mains services connected to the land.

**TENURE**
The land is owned freehold and is available with vacant possession upon completion.

**METHOD OF SALE**
The land is offered for sale by private treaty, and is available as a whole or in two lots.

**FENCING**
If the land is sold in lots, the purchaser of LOT 1 will be required to erect a stock-proof fence along the boundary between LOT 1 and LOT 2.
BASIC PAYMENT SCHEME (BPS)
There are no entitlements available to be transferred with the land.

DESIGNATIONS
The land is not within a Nitrate Vulnerable Zone (NVZ).

LOCAL AUTHORITY
Torridge District Council, Riverbank House, Bideford, Devon, EX39 2QG. Tel: 01237 428700. www.torridge.gov.uk.

SPORTING & MINERAL RIGHTS
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 and with the benefit of any public or private rights of way or bridleways etc.

There are no public rights of way crossing the land.

LAND PLAN
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.

VIEWING
All viewings are strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk to arrange an appointment.

DIRECTIONS
From Atherington, proceed west towards Torrington on the B3227 and after approximately 2.8 miles, at Cranford Cross turn left towards Roborough. Continue on this road for 1.5 miles and at the T Junction turn right signposted towards Dodscott. The land will be found on the left after approximately 700 yards.

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