

STAGS

Woodland Barton , Avonwick, South Brent, Devon TQ10 9EZ

Approximately 18.96 acres of arable land divided into three fields with mains water

South Brent 2 miles • Totnes 6 miles • Plymouth 18 miles

• Approximately 18.96 acres • Arable fields • Mains water • Road frontage • Freehold

Guide Price £170,000

01392 680059 | farms@stags.co.uk

SITUATION

Land at Woodland Barton is situated on the edge of Avonwick, a well regarded village with Church of England Church, pub and garage with a shop. All within easy access to the A38, providing excellent access to Plymouth, Exeter, Dartmoor and the wider South Devon coastline. The surrounding countryside is gently rolling and highly scenic. Nearby South Brent offers a range of day to day amenities including local shops, Post Office, GP surgery, dentist and a primary school. School buses serve Ashburton and Ivybridge secondary schools.

The historic market town of Totnes lies approximately 5 miles distant and provides a comprehensive range of shops, services and leisure facilities, together with a mainline railway station offering direct services to London Paddington. Further rail connections are also available at Ivybridge.

DESCRIPTION

Three arable fields described as freely draining slightly acid loamy soils, mainly suited to spring and autumn sown crops with a long grazing season under grass. Identified as grade 4 according to the Natural England Land Classification Maps.

FURTHER LAND AVAILABLE

Further land available;

Lot 5 - 34.37 Acres
Lot 6 - 2.81 Acres
Lot 7 - 10.91 Acres

GENERAL REMARKS

SERVICES:

Water: Mains water available

TENURE

Freehold with vacant possession available from end of September 2026.

SPORTING AND MINERAL RIGHTS

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

ACCESS

Direct road frontage onto the public highway.

PUBLIC RIGHTS OF WAY

As shown on the sale plan.

LOCAL AUTHORITY

South Hams District Council

DESIGNATIONS

The property is not affected by any designations. The property is not within any NVZs.



DIRECTIONS
Lot 4 what3words ///tailors.pheasants.garden

FIXTURES AND FITTINGS
All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

WAYLEAVES, RIGHTS OF WAY ETC
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.

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.

WARNING
Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings. Some of the agricultural buildings are understood to have asbestos cement roofing sheets. Prospective purchasers should satisfy themselves as to the condition.

DISCLAIMER
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.

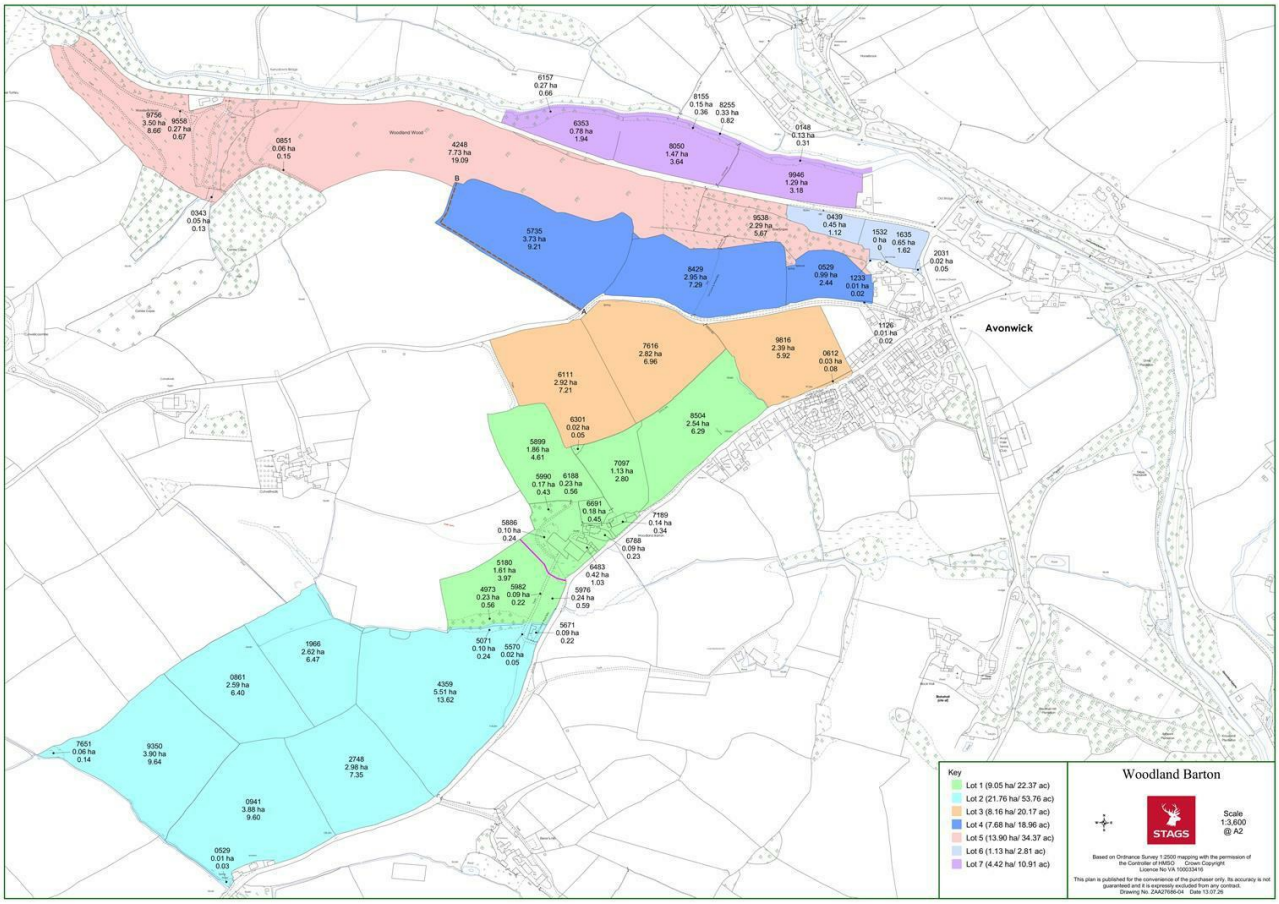
Specific Rights
Lot 5- Access rights will be granted over Lot 4, between points ‘A’ to ‘B’ for access to the woodland for forestry use only.











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