West Country Rural Ltd
The Hay Loft
West Nymph Farm
South Tawton | Devon
EX20 2RJ

Chartered Surveyors, Valuers & Land Agents

# LAND & BARN FOR SALE
# THORNDON CROSS, OKEHAMPTON

TO BE SOLD BY PRIVATE TREATY

Approximately 14.03 acres (5.68 ha)

## Guide Price £195,000

- Predominantly permanent grassland
- Direct road access and nearby access to a network of public bridleways and Dartmoor, 3.3 miles to Prewley Moor
- Natural water supply
- Potential natural capital project
- Suitable for a variety of purposes, STP

T: 01837 500237 | E: office@westcountryrural.co.uk | www.westcountryrural.co.uk
Company Reg Number: 10294758

## SITUATION

The land is situated at Thorndon Cross, Okehampton EX20 4NF.

## DIRECTIONS

From Exeter/the M5 - Take the A30 to Okehampton, follow the signposts to Holsworthy, Thorndon Cross is located 3.9 miles via the A3079 from Okehampton. At the junctionnamed Thorndon Cross turn left towards Thorndon, the land is located on the left hand side after approximately 300m, access gate to barn after 500m. What3Words ///fires.tonight.pave

## DESCRIPTION

The land extends to approximately 14.03 acres (5.68ha) including 10 acres (4.04ha) of productive gently sloping pasture land with approximately 4.04 acres (1.63ha) of scrubby wetland and woodland. The land has historically been grazed by sheep and cattle throughout the year and cut for hay and silage. There is a 30' x 45' barn with concrete base which is in good condition.

## SERVICES

We are advised that there is mains water supply adjacent to the land which may be available for connection. There is a natural water supply on the land.

## TENURE

The land is offered freehold with vacant possession available upon completion of sale.

## WAYLEAVES AND EASEMENTS

There are no known public or private rights of way affecting the property.

## METHOD OF SALE

This land is offered for sale by private treaty. If you would like further details then please contact the Agent Lizzie Chance 01837 500237 or contact by email at office@westcountryrural.co.uk

## LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ. Telephone 01822 813600.

Devon County Council, County Hall, Topsham Road, Exeter Devon, EX2 4QD Tel. 0845 155 1015

## VIEWINGS

Strictly by appointment with the selling agents, West Country Rural Ltd. Plan of land available from the Agents on request.