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## Land At Higher Langdon Barn, North Bovey, TQ13 8RR

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A block of approx. 20 acres with a useful agricultural buildings  
for sale as a whole

Moretonhampstead 3 miles Bovey Tracey 8 miles Exeter 17 miles

• A 23m x 19m agricultural building • Lot 1- Region £95,000 • Lot 2- Excess  
£35,000 • Lot 3- Excess £70,000 •

**Guide price £200,000**

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## SITUATION

The land is located in a rural position on the outskirts of North Bovey in a stunning tranquil moorland setting with direct access to excellent riding country, yet offering good access to the A30.

Approximately 1 mile away is the picturesque village of North Bovey with a popular local pub and also approximately 3 miles away is Moretonhampstead which provides a wide selection of shops and local facilities. A little further to the North is the beautiful and popular old market town of Chagford with a further excellent selection of shops, pubs, restaurants and other amenities. About 16 miles away, via the A30, is the town of Okehampton, where there is a Waitrose store.

## DESCRIPTION

The land is readily accessed from the main road and with far reaching views over the surrounding countryside, this land is sure to be of interest to agricultural and equestrian buyers.

## LOT 1

Lot 1 includes an agricultural building which measures approximately 23m x 19m with road access. Two livestock areas have concrete floors, plus an un-concreted area which is used for storage. Running along one side of the building is a cattle handling areas, plus a cattle crush which available by separate negotiation. The building's water supplies will be removed following a period of grace after completion. The buyer will need to organise for perhaps a borehole water connection. There will be a restrictive covenant placed upon this building, limiting its use for agricultural or equestrian use only.

The land which extends to around 5 acres is accessed through the building or from various gateways off the lane.

## LOT 2

Edged blue on plan, this single field extends to about 4.5 acres and is accessed off the public



lane. There is a spring water supply running from Lot 3. However, if Lot 2 is bought independently from Lot 3, a water supply may not continue.

### LOT 3

A block of 10.6 acres of land, edged green on plan. With road access to the south west and access onto the open moorland from the north east. The field adjoining the moorland is of rough pasture and gorse. A spring water supply could be used to supply a water trough- if required by the purchaser.

### LAND SCHEMES

The land is registered for the Single Payment System and any Entitlements required, will be included in the sale and transferred to the buyers of each lot (on a pro rata basis) following completion of the sale. Included with the sale are various rights to graze cattle and sheep on the moor. Further details are available from the selling agents.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB.  
Tel:-01626 361101 [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

### SERVICES

The current water supplies to the barn in Lot 1 will be cut off after completion. However, 12 months grace will be given to allow the purchaser to make the necessary connections (if required). This period of grace does not guarantee a water supply however.

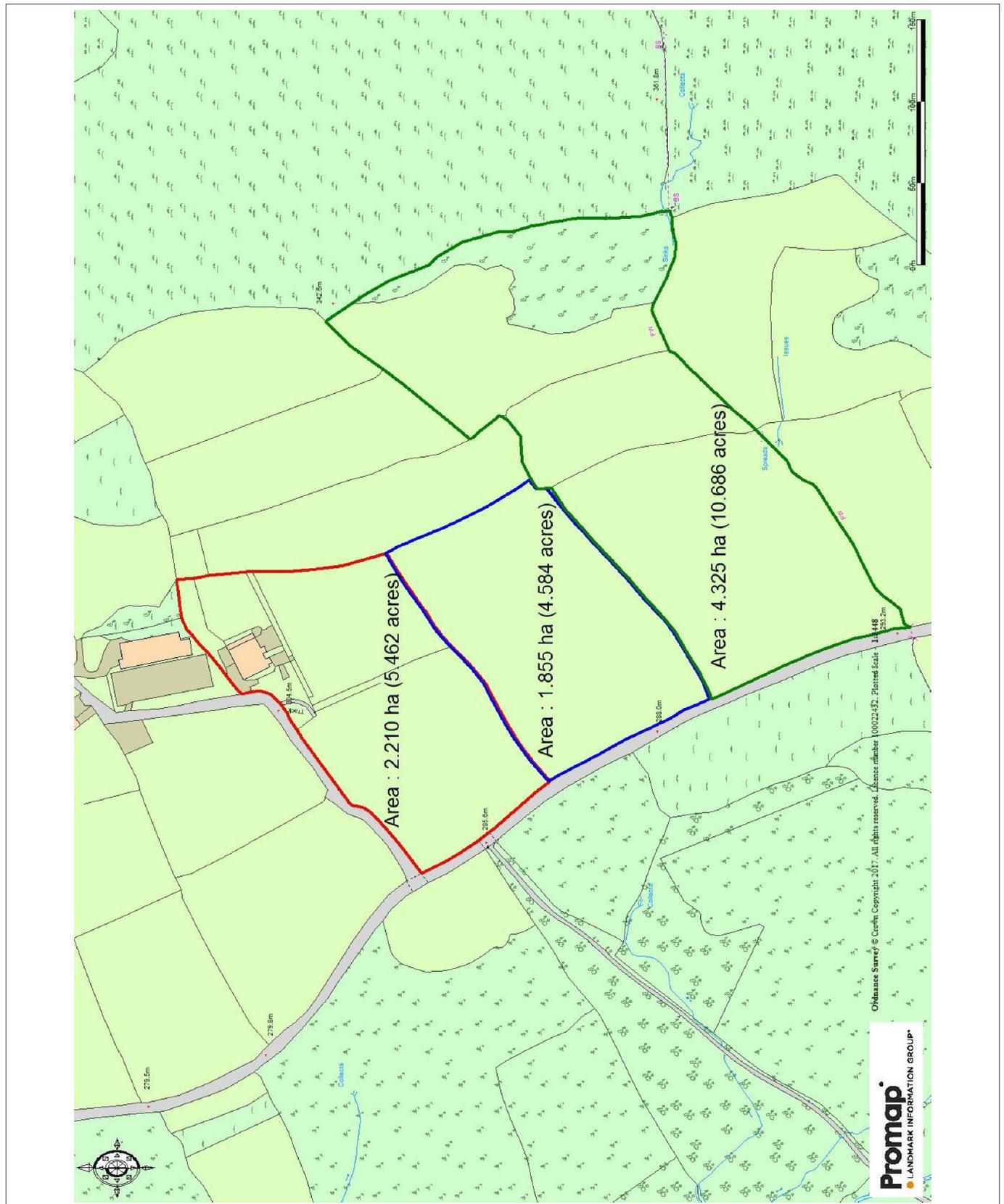
### VIEWING

Strictly by appointment with the selling agents Stags on 01803 865454

### DIRECTIONS

The Sat Nav brings you to the property- postcode TQ13 8RR.





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