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Land At Weston Farm, LOT 2 Off Ashcombe Lower Dawlish Water, Dawlish, EX7 0QW

26.14 acres of permanent pasture in three enclosures

Dawlish 1.9 miles. Teignmouth 4.3 miles. Exeter 13 miles.

• 26.14 acres (10.59 ha) • Three enclosures • Predominantly sloping • Further land available • For sale by private treaty •

Guide price £125,000

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SITUATION

The land is situated in a quiet rural location, just under 2 miles from the coast at Dawlish and in easy access to the A380 (4 miles) and the B3192 (2.5 miles). The small village of Ashcombe lies 2.5 miles to the North West near which is Ashcombe Forest and the Haldon Hills. The coastal town of Teignmouth lies 4.3 miles to the South whilst the University and Cathedral city of Exeter is 13 miles to the North.

GENERAL DESCRIPTION

The land at Weston Farm comprises productive level and sloping land suitable for the growing of cereal, maize, forage crops and for the grazing of livestock. The land is currently entered into an HLS / OELS (ending 31/10/18) and is a mixture of pasture and land suitable for arable cropping.

The land in all extends to approximately 105.90 acres (42.85 hectares) and is divided into three blocks. The land is a mixture of sub-Grade 2 and Grade 3 and the soils are described as well drained gritty, reddish loamy soils over breccia.

Lot 2 Land East of Weston Farm Guide £125,000

Lot 2 comprises 26.14 acres (10.59 hectares) of permanent pasture divided into three field enclosures. The land is predominantly sloping. Access to the land is off Ashcombe Road and Long Lane, coloured brown on the sale plan.

ACCESS

Lot 1 Right of way between points A B on the sale plan over the track leading to Greenway Lane. Maintenance according to use. Further details available from the agents.

Lot 2 Access on the Northern boundary to the public highway via Long Lane and access to Ashcombe Road on the Western boundary.

Lot 3 Direct access to Ashcombe Road.

SERVICES

Lots 1 and 3 have no water.

Lot 2 has mains water connected.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in three lots.

TENURE AND POSSESSION

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

LOCAL AUTHORITY

Teignbridge District Council T: 01626 361101 E: www.teignbridge.gov.uk

BASIC PAYMENT SCHEME

Entitlements will be made available. If the land is sold in lots, entitlements will be apportioned. The purchaser(s) will take over the vendor's cross compliance responsibilities. Depending on completion the current



year's payment may be reserved from the sale.

SCHEMES

The land is entered into an Organic Entry Level Stewardship Scheme (OELS) and Higher Level Scheme (ending 31/10/18). As part of the purchase of the land the purchaser(s) will undertake to take on this agreement which may require additional management options to be undertaken.

SPORTING AND MINERAL RIGHTS

The sporting rights are owned by the Luscombe Estate. On lots 2 and 3 there are no rights for the Luscombe Estate to control the vermin. Further details are available from the agents. The 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 agreement and any public or private rights of way that may affect it. The Luscombe Estate has a right to cross Lot 1 to access their own land to cultivate a game strip. This right is subject to agreeing a route of access with the owner of Lot 1.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences

VIEWING

Please contact Stags Farm Agency on 01392 680059

WARNING

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

DIRECTIONS

From the M5 motorway proceed south on the A38 and then exit onto the A380 to Torbay. After 3 miles exit at Ashcombe Cross onto the B3192, the Teignmouth Road.

After approximately 2 miles take the left turn towards Dawlish and Ashcombe, then take the next left hand turn after about 650 yards. For Lots 2 & 3 continue to the bottom of the hill, follow the road to the right towards Higher Dawlish Water. Pass the nursery and the land can be found on the left hand side opposite a row of cottages.

WEB FIND REFERENCE

91191

PHOTOGRAPHS

Photographs were taken in November 2017.

DISCLAIMER

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



