



Land to the North of Brightmanhayes Farm , Petrockstowe,
Okehampton, Devon EX20 3EY

Productive grassland field.

Petrockstowe 1.5 miles. Okehampton 14 miles. A30 Okehampton 16 miles.
Exeter 38 miles.

- Land suitable for mowing and grazing
- About 9.02 acres (3.65 heactares)
- Far reaching views
- Freehold
- For sale by private treaty

Guide Price £110,000

[01392 680059](tel:01392680059) | farmagency@stags.co.uk

SITUATION

The land at Brightmanshayes lies in the heart of West Devon, amid beautiful and unspoilt countryside. From the land there are views over the countryside towards Dartmoor and Exmoor.

The nearby village of Petrockstowe has a church, chapel and community village hall.

Hatherleigh has a wider range of amenities including small supermarket, butcher's and a Post Office. More extensive facilities can be found in Okehampton.

Communication links to the area are good, with the A30 at Okehampton providing dual carriageway links to the M5 motorway at Exeter.

GENERAL DESCRIPTION

The land at Brightmanshayes offers a single grass field extending to approximately 9.02 acres. The land is suitable for the grazing of livestock and making of hay or silage. The land would also be suitable for the grazing of horses or equestrian use, subject to planning.

ACCESS

Direct access onto the public highway.

METHOD OF SALE

Private Treaty

TENURE AND POSSESSION

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

SCHEMES

The land is entered into a Mid Tier Countryside Stewardship Scheme ending 31/12/26. The vendors will require holdover rights to continue with the existing options until the agreement ends. Further details from the agents.

COVENANT

The land can only be used for agricultural and forestry use only.

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>



SERVICES

None

SPORTING AND 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 agreement and any public or private rights of way that may affect it.

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 or Okehampton 01837 659420

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 WHAT3WORDS

[///sway.symphonic.thunder](https://www.what3words.com/sway.symphonic.thunder)

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.





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