



Brickmoor Plantation, Denbury, Newton Abbot, Devon TQ12 6PB

An opportunity to acquire an attractive ring-fenced woodland holding with established campsite business and associated equipment with good access to Dartmoor and the English Riviera.

Denbury 1 mile - A38 2.6 miles - Ashburton 5.9 miles

- For sale by private treaty
- Mixed woodland extending to approximately 15.8 acres
- Established and well regarded camping and motorhome site
- Excellent range of existing facilities associated with the campsite business
- Good access to Ashburton, Dartmoor and the coast
- Accompanied viewing day 8th August with vendors and selling agent
- Freehold

Guide Price £350,000

01392 680059 | farms@stags.co.uk

SITUATION

Brickmoor Plantation is located in an accessible rural location, approximately 1 mile west of the village of Denbury in South Devon. Denbury is a popular rural village offering a primary school, parish church and well regarded pub, the Union Inn. Whilst maintaining a peaceful setting, Brickmoor Plantation offers good access to the A38 to the west, the main road linking Exeter and Plymouth. The historic stannary town of Ashburton is approximately 5.9 miles away and offers an excellent range of independent cafes and eateries and a thriving High Street. Ashburton provides good links to Dartmoor National Park hosting walking, riding and outdoor pursuits. The larger town of Newton Abbot is located approximately 5 miles to the east and provides a more extensive range of services including supermarkets, fuel stations and a community hospital.

DESCRIPTION

Brickmoor Plantation comprises a ring-fenced block of mixed oak woodland extending to approximately 15.8 acres (6.41 ha) in all. The woodland has been most recently utilised as a boutique off-grid camping and campervan site, operated as Barhams Woodland Camping. The campsite comprises 13 camping pitches and 3 campervan / motorhome pitches. The campsite is fully equipped with all the facilities required including toilet blocks, gas powered heated showers, washing up area and sheltered reading area. Each individual pitch has been carefully landscaped and considered, offering great privacy and space. The incoming purchaser has the opportunity to take on an established and well reviewed campsite business, historic trading information is available on request.

The woodland has direct access to the adjoining highway via secure double gates. Upon entering the site, there is a large hardcore parking area, with parking allocated for guests before they access the main campsite via an array of woodchip paths.

Also available are two contemporary cabins (tiny homes), built by Twt Tiny Homes and designed with a modern-rustic, Scandinavian feel. The cabins are

not included within the woodland guide price but the vendors would prefer for them to be sold alongside the woodland and are open to reasonable offers by separate negotiation. Each cabin features shadow-gap timber cladding, black-framed windows, corrugated metal detailing and corrugated roofing, creating a clean, attractive and durable external finish. They are positioned on specialist tiny-home trailers and each has a footprint of approximately 5.40 metres long by 2.44 metres wide, with a height of approximately 3.00 metres.

The cabins are currently blank internal shells, offering a flexible, first-fix-ready space for a purchaser to design and complete to their own requirements. The external specification includes A-grade Douglas Fir and Larch cladding, partial corrugated side panels, a corrugated roof, black UPVC outward-opening windows and a solid pine stable door. Four-inch sheep's wool insulation packs for the walls and roof are also included, although these have not yet been installed. Both cabins are brand new and have never been fitted out, occupied or used. Subject to any necessary consents, they may be suitable for a range of potential uses, including off-grid camping accommodation, studio or office space, retreat accommodation or general woodland amenity use.

The remaining woodland is largely undeveloped and provides an attractive and peaceful setting which may offer scope for further development or alternative uses, subject to the necessary consents.

METHOD OF SALE

The property and trading business are offered for sale by private treaty.

SERVICES

No mains services are connected. Prospective purchasers should rely on their own enquiries as to the availability of future connections.

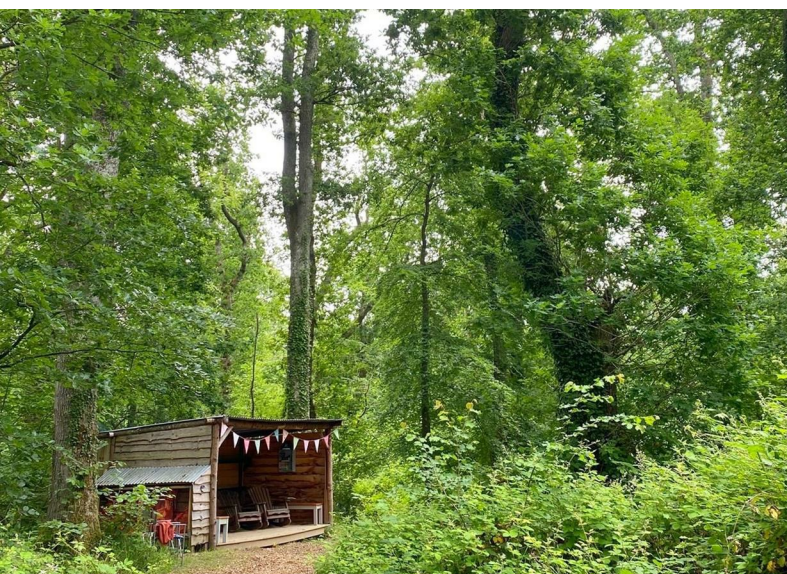
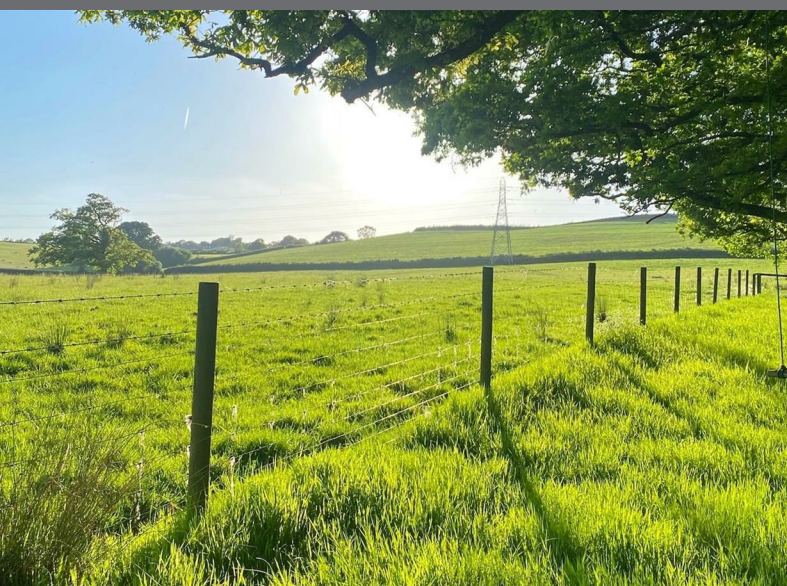
The campsite facilities are run from private / off-grid services, including;

Water: 16,000 litre potable water tank

Drainage: 6,500 litre effluent tank

Electricity: Off-grid via solar panels and batteries where applicable

A full and detailed list of the services are contained within the sales pack, available from the selling agent on request.



TENURE & POSSESSION

Freehold with vacant possession on completion.

DESIGNATIONS & LAND MANAGEMENT

The woodland is not entered into any environmental or woodland management schemes.

PLANNING

The campsite is operated under a Berts Camping Club exemption, full details are contained within the sales pack. Planning consent was obtained under ref: 16/01378/FUL for the creation and upgrade of the internal tracks.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included within 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. There are no public rights of way crossing the land.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Strictly by appointment only. A viewing day will be held on Saturday 8th August from 9am with the selling agent and vendors, please contact Stags Farm Agency on 01392 680059 or farms@stags.co.uk to make an appointment. Additional appointments are available prior and please contact the selling agent to arrange an appointment.

DIRECTIONS

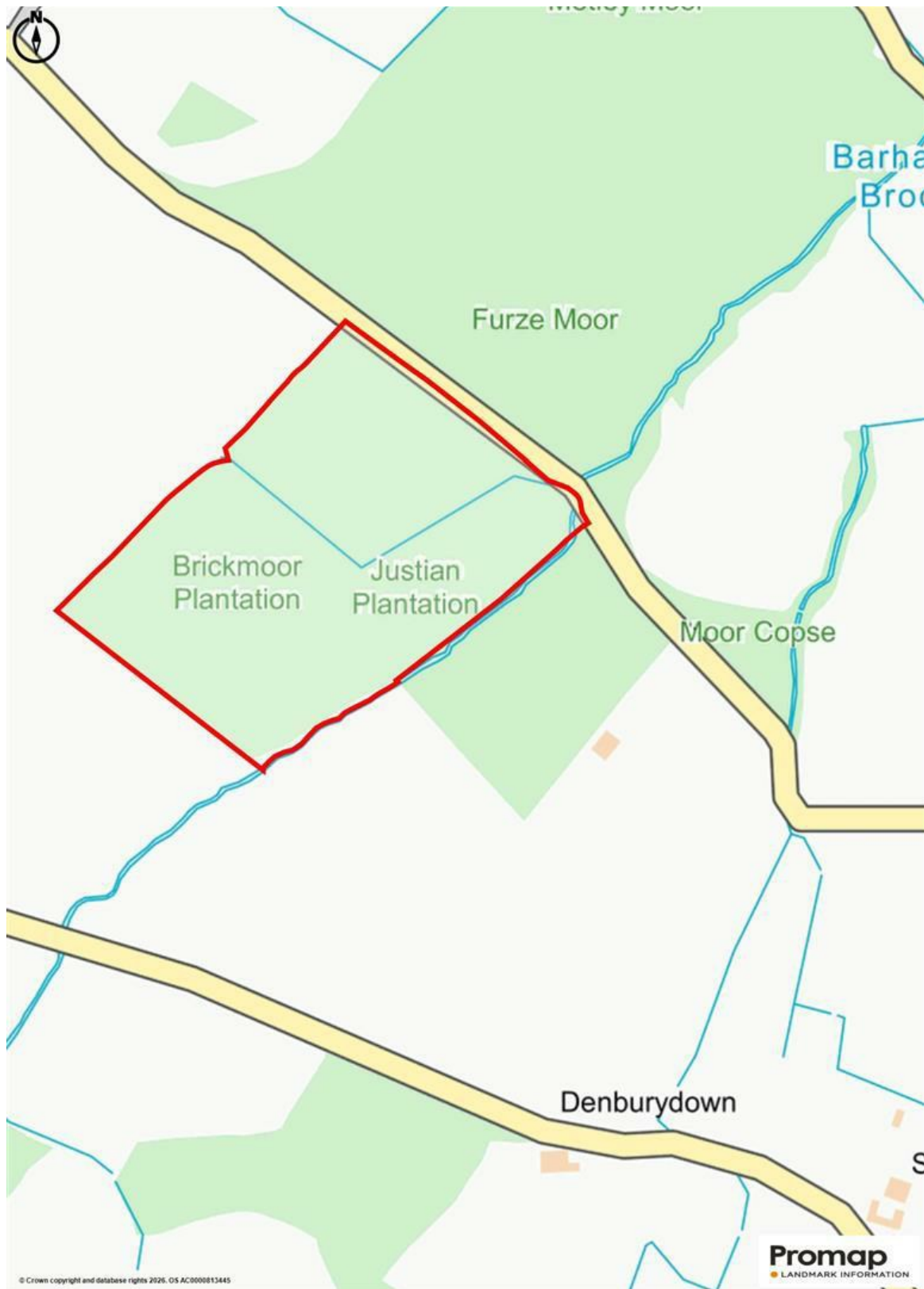
From the A38 (Devon Expressway south bound) take the Caton exit and follow the road for approximately 0.4 miles. At the junction, turn left and follow the road for approximately 1 mile. After 1 mile, turn left and follow the road for approximately 1.5 miles and the property will be found on the right hand side

identified by the Stags For Sale board. Prospective purchasers are advised not to rely solely on the postcode when locating the property. What3words - ///clings.caused.intervals

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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