



Land at Prewley Moor , Bridestowe, Okehampton, EX20 4QE

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81.46 acres of moorland with conservational appeal

A30 (Sourton Down) 0.5 Miles - Bridestowe 2.5 miles -- Okehampton 3.8 miles

- 81.46 Acres • Grazing and conservational appeal • Sporting appeal • Natural water • Freehold

Guide Price £75,000

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



## SITUATION

The land is situated in West Devon, about 2.5 miles north east of Bridestowe at Sourton. Part of the land lies within Dartmoor National Park.

The A30 can be reached at Sourton Down and is the main transport route through Mid Devon and links Exeter to the east and Cornwall to the west.

Local villages and town centres boast various shops and amenities to support the busy rural community including Mole Avon country stores in Okehampton and Maunders Farm and Country in Launceston.

## INTRODUCTION - Guide Range £75,000 - £100,000

## DESCRIPTION

The land in all extends to 81.46 acres of gently undulating land with grass areas, heath, gorse and trees.

There are wooded areas throughout which include a range of tree species making the land a haven for wildlife.

The land is naturally water by a number of streams.

## SERVICES

No services connected.

## ACCESS

Direct access to the public highway.

## METHOD OF SALE

The property will be offered for sale by Private Treaty

## TENURE AND POSSESSION

Freehold subject to common grazing rights

## LOCAL AUTHORITY

West Devon Local Authority - [www.westdevon.gov.uk](http://www.westdevon.gov.uk)

Land to the East of the A386 is located in Dartmoor National Park - [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk)

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## WAYLEAVES AND 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 electricity poles and water utilities situated on the land.

The land is identified as open access land under the Countryside Rights of Way Act.



Existing rights of way are reserved between points X and Y on the sale plan

### **STATUTORY NOTICE**

There is a statutory notice from South West Water, to lay pipes through part of the land. Further details of this can be obtained from the agent.

### **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

### **DESIGNATIONS**

Part of the land is located within Dartmoor National Park. The land is identified as open access land under the Countryside Rights of Way Act.

### **GRAZING RIGHTS**

It is understood the land is sold subject to grazing rights held by surrounding farms providing rights to graze on Prewley Moor.

### **ENVIRONMENTAL STEWARDSHIP SCHEMES**

The land is entered into a stewardship scheme which comes to an end in November 2024. A new agreement is currently being renegotiated.

### **VIEWING**

Strictly by appointment only and during daylight hours. 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**

Exit the A30 at Sourton Down and head south on the A386 towards Tavistock. The land is found on the right after about 200 yards and the entrance is secured by a metal field gate.

For parking, please use the area of hardstanding located on the opposite side of the road from the entrance to the land.

Parking What3words: [///mailer.collides.rooftop](#)

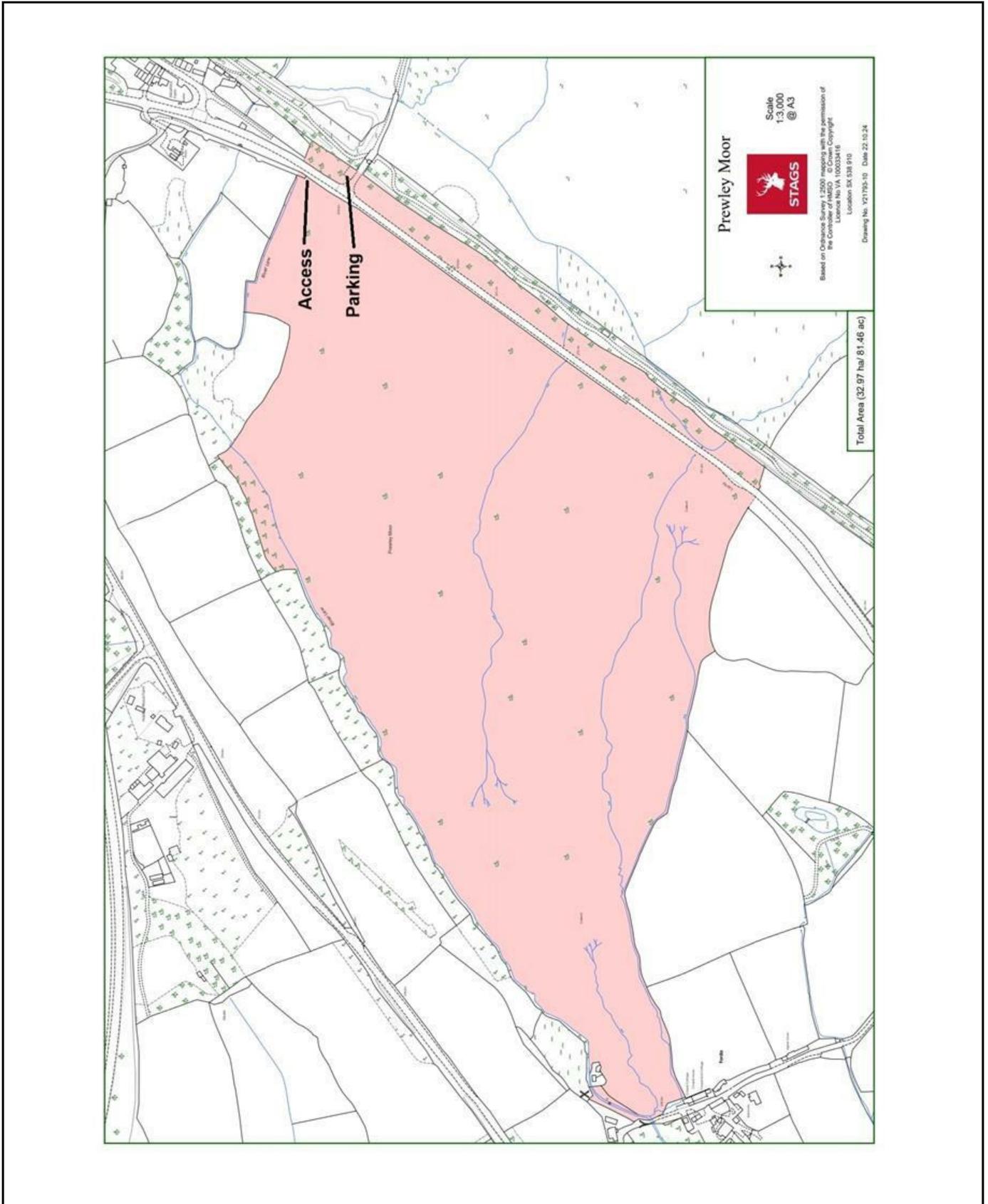
Entrance to Prewley Moor

What3words: [///weeknight.ghost.stocked](#)

### **DISCLAIMER**

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





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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.