



Land and Building at Gages, Ashburton, Devon

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Land and Building at Gages, Ashburton, Devon, TQ13 7JW

A pair of farm buildings and 17 acres of land in a highly accessible location on the edge of Dartmoor National Park.

Ashburton 0.5 miles; Totnes 7 miles; Exeter 22 miles; Plymouth 23 miles

Versatile modern farm building | Concrete yard  
Mains water supply | Fenced pasture farmland  
Equestrian use potential (subject to planning)  
Accessible location

About 16.92 acres (6.85 ha) in total  
For sale as a whole  
Guide Price £300,000

## The property

The property offers an excellent balance of farmland and livestock housing in a highly accessible location and on the edge of Dartmoor National Park.

The concrete yard and useful farm building are set back away from the road, accessed along a short track. There are a series of gates and fences around the yard creating ease of stock handling, and access into the adjoining fields. Mains water is connected to a series of field troughs and at the yard.

The property is surrounded by farmland and yet is within touching distance of Ashburton and the A38 Devon expressway and a short drive from Totnes, Exeter & Plymouth.

Ashburton is a charming market town with a range of local amenities including a primary school, health centre, Post Office, newsagent and supermarket along with a variety of cafes, shops, and pubs, whilst wider facilities are available in nearby Totnes (including mainline railway station), Exeter & Plymouth.

## Farm building

An extended farm building, sub-divided internally to create two useful areas for livestock housing and general storage.

The original building is 2 bays wide by 1 bay deep and is timber framed with a single pitched roof covered with corrugated sheeting. The extension has added 2 more bays to the side and is of similar, but steel framed, construction with timber stock walling and timber cladding. Both have a concrete base and front onto the concrete yard, with metal sheet and feed barrier gates.

The farm building is located in a concrete yard, accessed via a pair of field gates off the unmade track (public byway) which borders the land and leads to the roadside.

## The land

Six field parcels in total covering around 17 acres. The land undulates and provides flexible grazing and stock management for cattle, sheep or horses (subject to planning).

The land is all laid to permanent pasture and is identified on the Cranfield University soil maps as Soilscape 6 – ‘Freely draining loamy soils’ with a long grazing season.

## General

### Method of sale

The property is for sale as a whole by private treaty.

### Tenure

The property is sold freehold with vacant possession on completion.

### Services

Mains water (metered).

### Basic Payment

The de-linked payments relating to the Basic Payment Scheme are not included in the sale.





**Wayleaves, easements and rights of way**

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public rights of way over the property. The track leading to the yard is a public byway.

**Schemes**

The land is in a mid-tier Countryside Stewardship scheme ending 31/12/27. The purchaser will be deemed to have full knowledge of the scheme and will take it on and comply with the scheme from completion if necessary. The vendor will retain any payments received up to completion. Further details are available from the selling agent.

**Sporting, timber and mineral rights**

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Planning**

Prospective purchasers are to make their own enquiries of the local planning authority for alternative uses.

**Plans, Areas and Boundaries**

Any representation by the owner or agent is indicative only and should not be relied upon without clarification from a legal advisor.

**Covenants and/or restrictions**

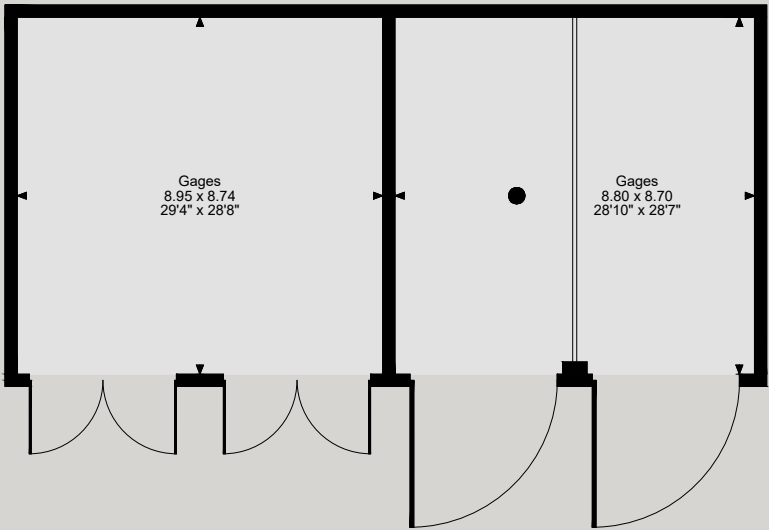
There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

**Local authority**

South Hams District Council / Dartmoor National Park Authority.

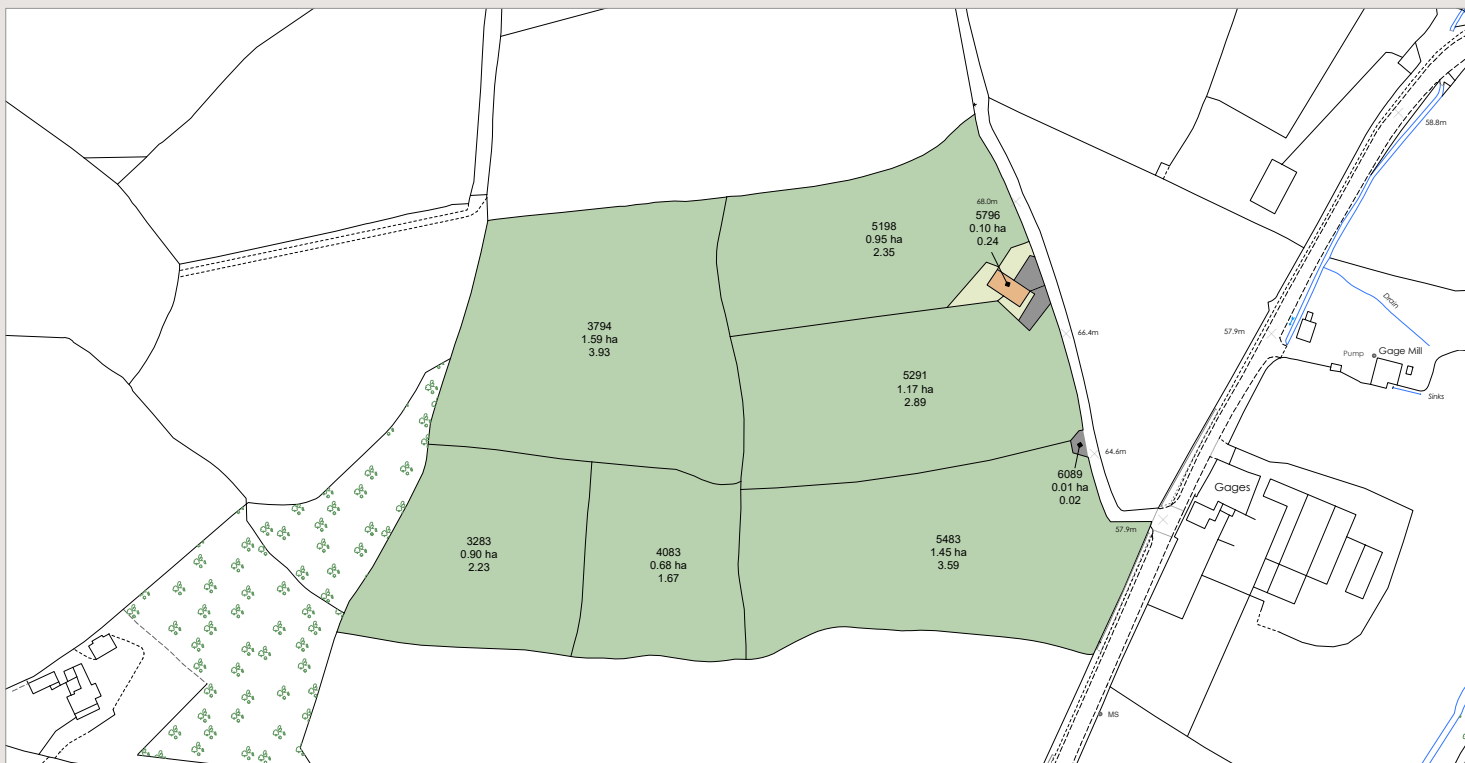


Land and buildings at Gages, Ashburton, Newton Abbot, Devon  
Internal area 1,698 sq ft (158 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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## Land & Building at Gages

Total Area (6.85 ha / 16.92 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Y22105-01 | Date 22.04.24



### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Health and safety

Given the potential hazards of the countryside and livestock we ask you to be as vigilant as possible when making your inspection for your own personal safety.

### Postcode

TQ13 7JW

### What3Words

///unwound.sushi.shepherds

### Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 229 408.

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

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