



LOT 1



**STAGS**

Land at Cotley Lane , Dunsford, Exeter, Devon EX6 7JT

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**57.34 Acres of grassland and pockets of woodland within easy reach of Exeter and Dartmoor National Park**

Dunsford 1.9 miles. Exeter 7.6 miles. Bridford 3.7 miles.

- Productive run of permanent pasture and grass ley
- Attractive broadleaf woodland with sporting and conservation appeal
- Lot 1 – 56.36 acres of grassland and woodland
- Lot 2 – 0.98 acre of grassland
- For sale by private treaty
- Available as a whole or 2 in lots
- Freehold

**Guide Price £450,000**

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

## SITUATION

The land at Cotley Lane is situated to the west of Exeter and about 1.9 miles south of Dunsford, a popular village on the north eastern edge of Dartmoor National Park.

Dunsford is an attractive rural village that hosts a range of amenities, including well regarded village pub, Post Office, primary school and church. Nearby Exeter offers a more extensive range of amenities, services and leisure facilities to support the regional population. The surrounding area is well serviced, with good links to the A30, reached at Cheriton Bishop or at Exeter to the east.

## GENERAL DESCRIPTION

The land extends in total to approximately 57.34 acres (23.45 hectares) and comprises predominantly sloping grassland and broadleaf woodland. The soil is described as freely draining slightly acid loamy soils.

The property offers flexibility for a range of uses, including additional agricultural accommodation land, conservation projects, and amenity purposes. The smaller parcels may also present opportunities for smallholding or equestrian uses (subject to the necessary planning permissions), as well as conservation initiatives.

### Lot 1 – Guide price £425,000

The land extends in total to approximately 56.36 acres and comprises two larger grassland fields, including around 11.17 acres

of ploughable land suitable for arable cropping or grass leys. Approximately 33 acres comprises gently sloping, and in parts steeper, south-facing grassland, well suited for livestock grazing, especially suitable for winter grazing.

The woodland extends to approximately 12 acres in all and offers both sporting and conservation appeal, with the route of a disused railway line running through it.

### Lot 2 – Guide price £25,000

This field extends to approximately 0.98 acre, single grassland field located in a private sheltered location.

## ACCESS

Lot 1 – Direct access onto the public highway on to the north and right of way for agricultural purposes to the south linking to the public highway, shown in brown.

Lot 2 - Direct access onto the public highway

## METHOD OF SALE

For sale by 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 Sustainable Farming Incentive (SFI) agreement.



## DESIGNATIONS

The land is located outside Dartmoor National Park.

## LOCAL AUTHORITY

Teignbridge District Council  
www.teignbridge.gov.uk

## SERVICES

Lot 1 and Lot 2 – Natural water only.

## SPORTING AND MINERAL RIGHTS

The sporting rights insofar as they are owned are included in the sale. The mineral rights are excluded from the sale.

## COVENANTS

There is an existing covenant on the disused railway line. The covenant states that you should not do anything which would affect the structure or stability of the bridge or other structures used or previously used by the Board and not to carry out any activities, on the property, which would increase the Board's costs. Further details form the agents.

## 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

## 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

WHAT THREE WORDS

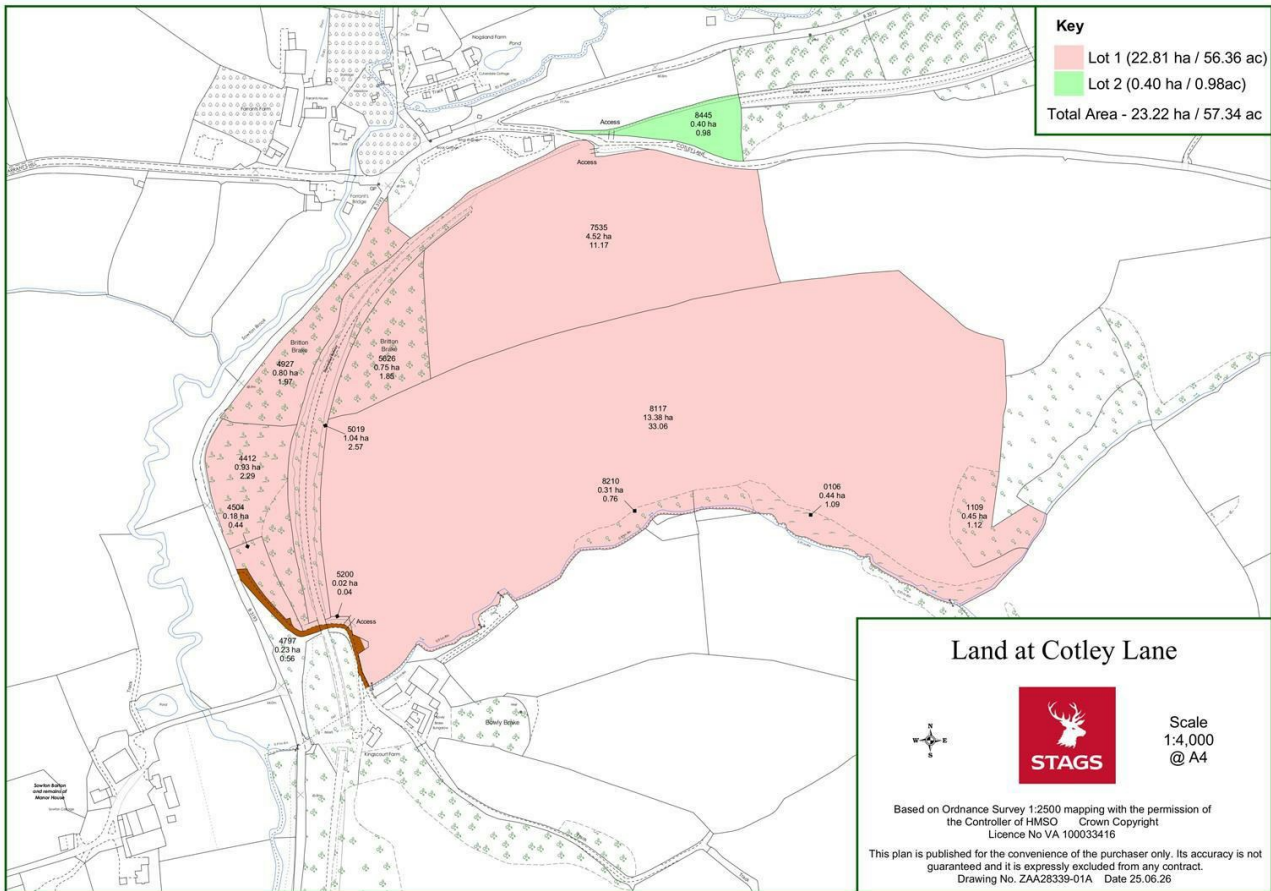
Lot 1 ///gifted.tallest.condition & ///donor.health.dose

Lot 2///happening.commander.heap

## 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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