



Land at Crabadon Manor

| Halwell, Devon

| **Carter Jonas**

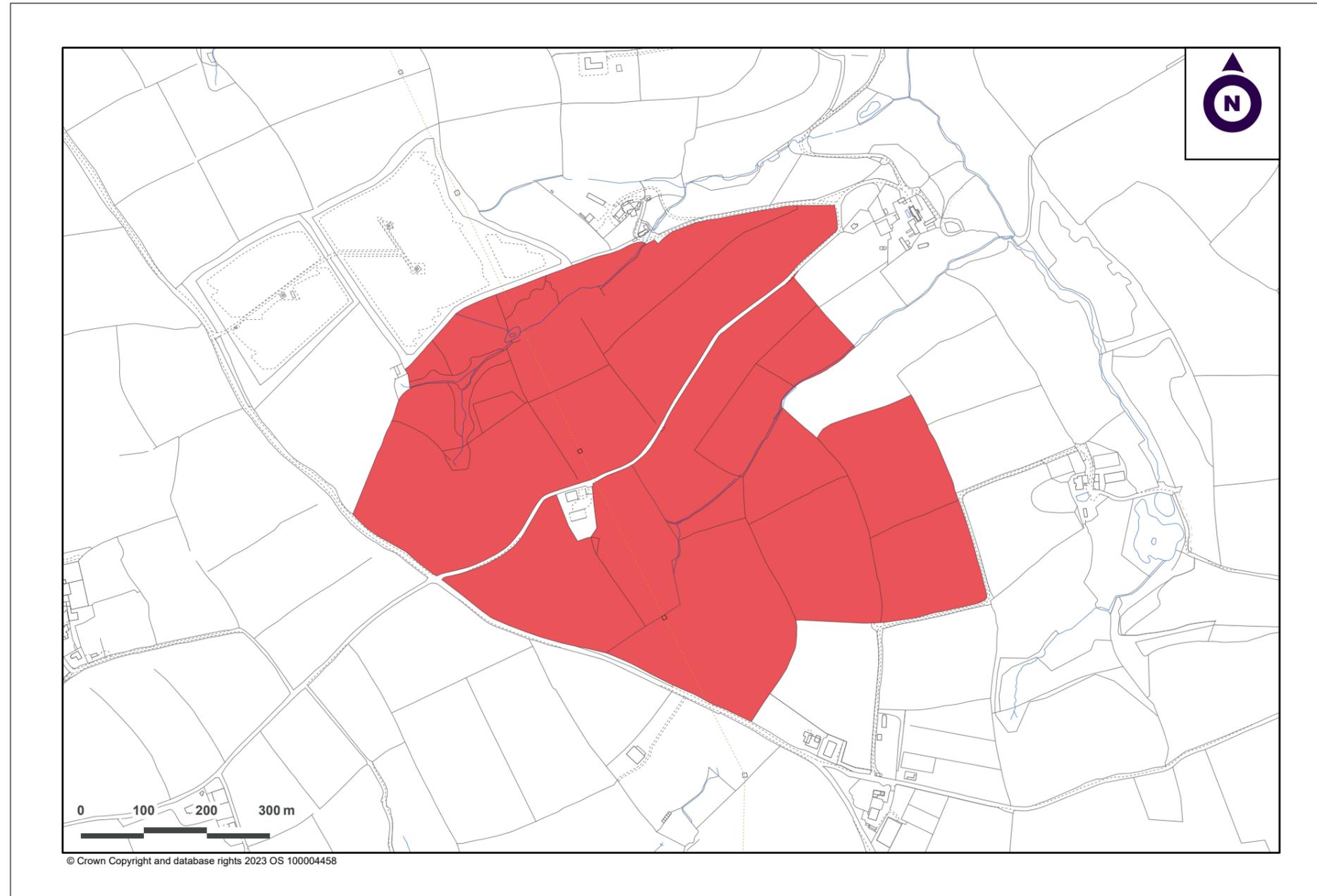
**Land at Crabadon Manor  
Halwell  
Totnes  
Devon  
TQ9 7JZ**

**120.10 acres of farmland comprising good quality, versatile arable land, typical of the South Hams and capable of servicing a range of arable and livestock uses.**

The land is currently divided in to good sized manageable enclosures with a small attractive wooded valley.

For sale as whole by private treaty.

**Carter Jonas**



**Property**

Totalling 120.10 acres, the land comprises good quality, versatile arable land and is serviced by council-maintained roads that run through the centre of the parcel along the southern boundary.

Set in a secluded position in a particularly attractive part of south Devon, the land has been farmed by a local farmer under a contract farming agreement. The land lies in an area of high amenity value and offers privacy, sporting potential and the opportunity to develop a wide range of biodiversity.

There are two barns with Class Q consent for conversion available by separate negotiation.

**Location**

Situated in a particularly attractive part of the rolling wooded countryside of the South Hams, lying within an Area of Outstanding Natural Beauty. There are numerous other sporting opportunities including various local shoots taking advantage of the dramatic topography.

## Method of sale

The land is offered for sale by private treaty as a whole.

## Tenure & Possession

The land will be sold with vacant possession.

## Services

The land will be offered with a mains water and electricity supply. The vendor will reserve an easement to lay mains water and electricity through the land to their retained property.

## Designations

The land lies within an Area of Outstanding Natural Beauty.

## Sporting & Mineral Rights

All sporting rights are in-hand.

## Local Authority

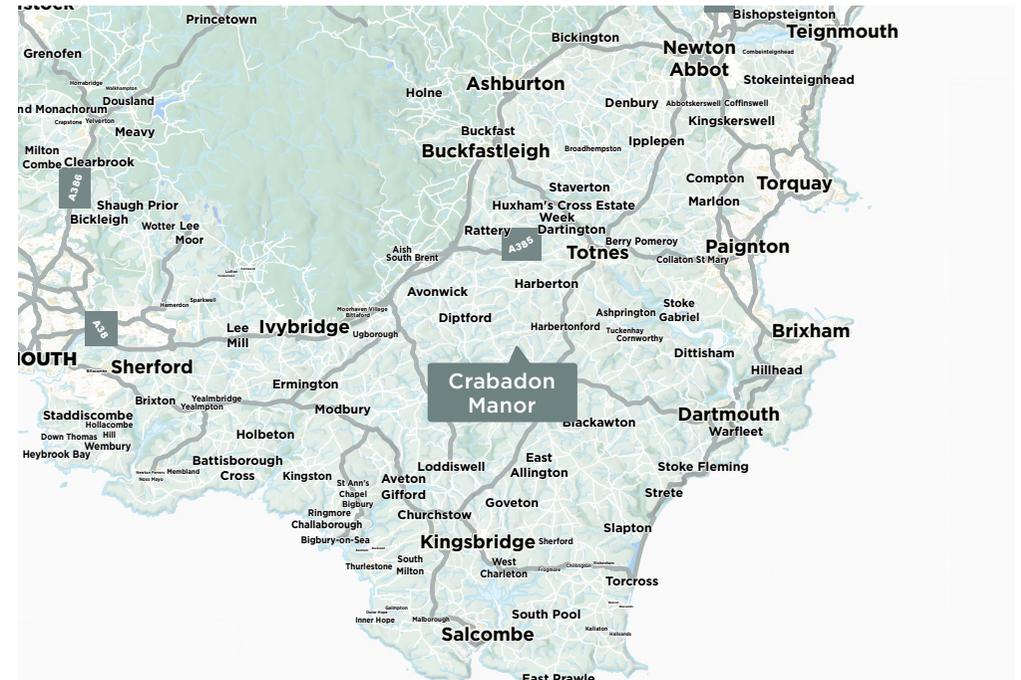
South Hams District Council  
[www.southhams.gov.uk](http://www.southhams.gov.uk)

## Viewings

By prior appointment with the Vendors Agent, Carter Jonas 01823 428590.



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## Taunton

07717 727274 | [David.Hebditch@carterjonas.co.uk](mailto:David.Hebditch@carterjonas.co.uk)

07826 281294 | [Kate.Thomas@carterjonas.co.uk](mailto:Kate.Thomas@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## Important information

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