



Land at Crabadon Manor

| Halwell, Devon

| **Carter Jonas**

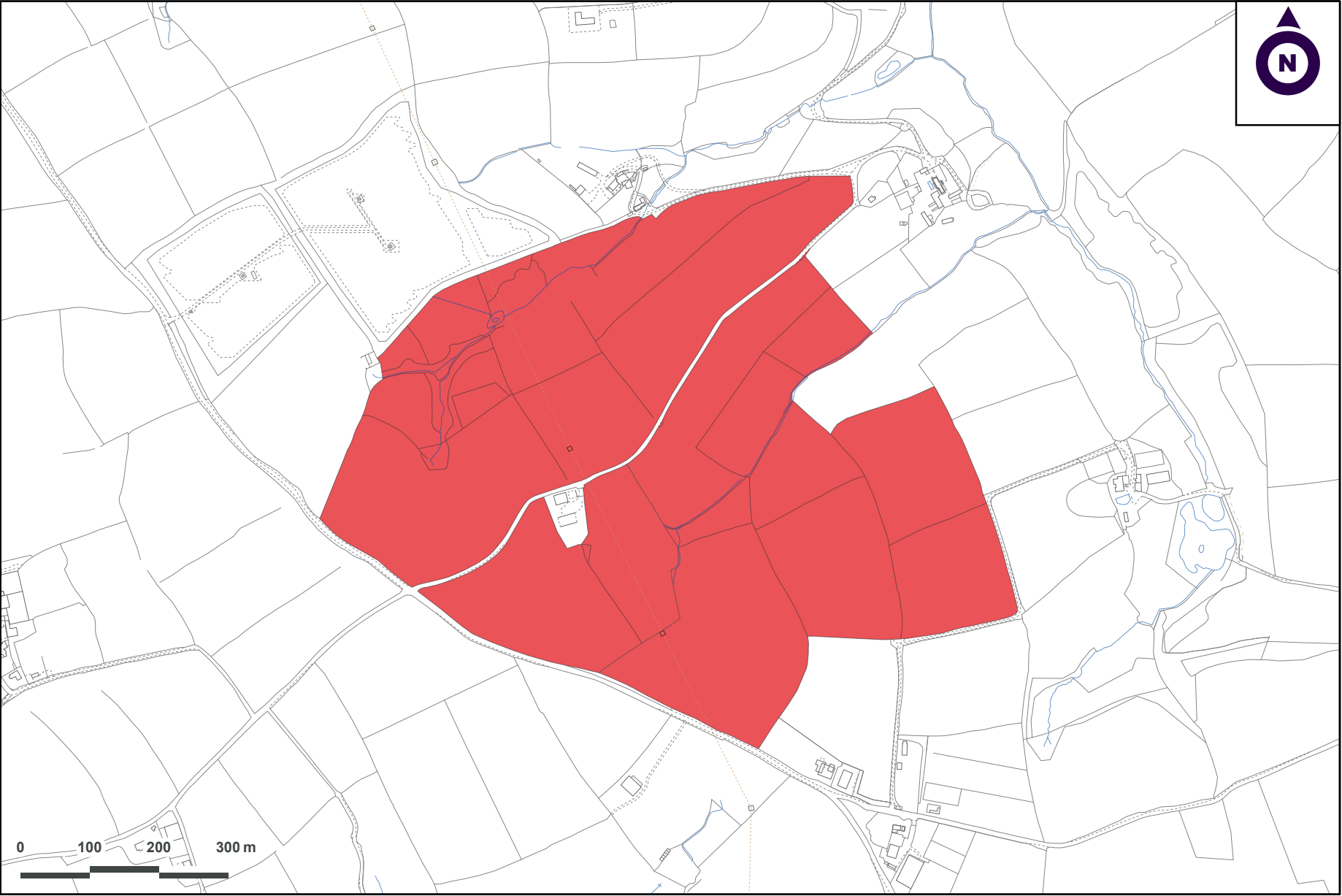
Land at Crabadon Manor
Halwell
Totnes
Devon
TQ9 7JZ

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



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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

Viewings

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



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