



LAND at BEAFORD
O.I.R.O £175,000

APPROX 1.7 ACRES OF LAND AVAILABLE
BEAFORD

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> Ideal Paddock of Approx 1.7 acres
- >> Gently Sloping
- >> South Facing
- >> Small Coppice Area
- >> Edge of Village
- >> Potential for Planning in the Future
- >> Popular Village Location
- >> Between Winkleigh and Torrington

The Land

This lovely gently sloping site affords wonderful and far reaching views over the surrounding countryside. Currently predominantly pasture ideal for livestock or horses, at the bottom is a small private coppice/arboretum offering some shade and cover in the hotter summer months. The land sits on the very edge of the village and offers an ideal long term investment as usable pasture in the short term with an element of hope value, for the long term that there may at some point be an option for planning permission to develop the site.

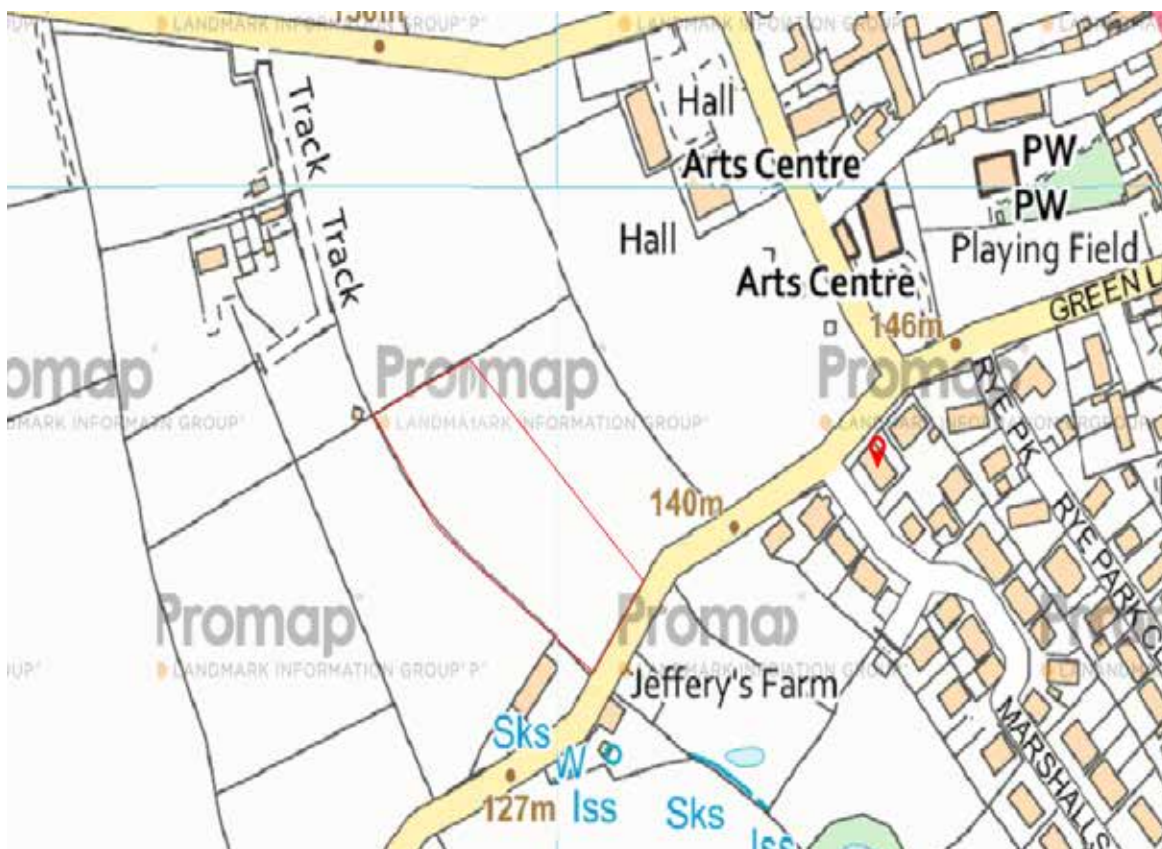
The village of Beaford sits between Winkleigh and Torrington and has good rail links to North, West, and Mid Devon. Offering a good range of local amenities and there are plenty of quiet country lanes for hacking out from here.

Currently no services are connected. The land is accessed via an established right of way across the bottom of the adjoining paddock.





This plan is for identification purposes only and not to be relied upon



KEY INFORMATION

 0 Bedrooms	 EPC Rating: N/A
 0 Bathrooms	 Council Tax Band: N/A
 0 Reception Rooms	 Tenure: Freehold
 Private	 Broadband: N/A
 Not Listed	 Mobile Signal: Good
 Heating: N/A	 Not suitable for wheelchair users
 Utilities: No services connected	
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: Yes	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

Miller Town & Country

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VIEWING: Strictly through the
vendor's sole agents

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