

Established



1816



Chagford

5 Separate lots of Land close to Chagford

For sale by Auction on 30<sup>th</sup> April 2024 at 2pm at Endacott House, Chagford  
unless previously sold.

DRC00854 – V4

Rendells - Chagford  
Rock House, Southcombe Street, Chagford,  
TQ13 8AX  
T: 01647 432277  
E: [dartmoor@rendells.co.uk](mailto:dartmoor@rendells.co.uk)  
[www.rendells.co.uk](http://www.rendells.co.uk)

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## **For Mr P Northway – Lot 1 – 5.92 acres at Broadalls Farm, Chagford**

### **Guide Price £60,000**

#### **Situation**

The land is situated approximately 1 mile south of the Stannary town of Chagford and approximately 4 miles from Moretonhampstead. The land is well situated within Dartmoor National Park with easy access.

#### **Description**

The parcel of land is gently undulating and is classed as Grade 4 on the Natural England Land Classification Maps and is divided into 3 fields by hedges with stock proof fences in good condition and forms an ideal block of grazing.

#### **Land schedule**

OS Number	Description	Hectares	Acres
SX 7086 4324	Permanent Pasture	1.16	2.86
SX 7086 3034	Permanent Pasture	0.64	1.57
SX 7086 4430	Permanent Pasture	0.60	1.49
	Total	2.40 est.	5.92 est.

#### **Common rights**

SX 7086 4324 has common rights for 3 cattle or 3 ponies or 14 sheep (3 Livestock unit) on Chagford Commons (Nattadon, Meldon, Padley & Chagford) CL173.

#### **Basic payment scheme**

The land is believed to be registered with the Rural Payments Agency.

#### **Stewardship scheme**

The land is not believed to be currently registered in the Countryside Stewardship (CS) or any other Agri Environmental Schemes.

#### **Wayleaves rights and easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

#### **Sporting and mineral rights**

All sporting and mineral rights are included in the sale, as far as are known.

#### **Tenure**

The land is freehold and offered with vacant possession upon completion.

#### **Services**

The vendor has a private water supply which is available to the purchaser on the basis that they reimburse the vendor for the water that is used at the prevailing South West Water rate.

#### **Covenant, restrictions or overage**

The land will not be subject to any restrictions or overage by the vendor.

#### **Local authority**

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

#### **Directions**

From Chagford, turn left in the square, turn right at the Globe Inn and follow the road for 1.1 Mile and the land will be seen on the left hand side.

#### **What three words**

Class.Apartment.Earphones

**Lot 1 – 5.92 Acres**



## Lot 1 – 5.92 Acres



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:3000. Paper Size - A4

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## **For Mr P Northway – Lot 2 – 4.80 Acres at Broadalls Farm**

### **Guide Price £40,000**

#### **Situation**

The land is situated approximately 1 mile south of the Stannary town of Chagford and approximately 4 miles from Moretonhampstead. The land is well situated within Dartmoor National Park with easy access and adjoining Nattadon Common and enjoys excellent views.

#### **Description**

The parcel of land is gently sloping and is classed as Grade 4 on the Natural England Land Classification Maps. The land is divided into 2 fields by hedges with stock proof fences in good condition and forms an ideal block of grazing.

#### **Land Schedule**

OS Number	Description	Hectares	Acres
SX 7086 6962	Permanent Pasture *	1.39	3.44
SX 7086 8161	Permanent Pasture	0.55	1.36
Total		1.91 est	4.80 est

\*There is a mobile mast in the northern corner of SX7086 6962 – details to be added

#### **Common Rights**

SX 7086 8161 has common rights for 1 sheep on Chagford Commons (Nattadon, Meldon, Padley & Chagford) CL173

#### **Basic Payment Scheme**

The land is believed to be registered with the Rural Payments Agency.

#### **Stewardship Scheme**

The land is not believed to be currently registered in the Countryside Stewardship (CS) or any other Agri Environmental Schemes.

#### **Wayleaves Rights and Easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

#### **Sporting and Mineral Rights**

All sporting and mineral rights are included in the sale, as far as are known.

#### **Tenure**

The land is freehold and offered with vacant possession upon completion.

#### **Services**

Stream water only

#### **Covenant, Restrictions or Overage**

The land will not be subject to any restrictions or overage by the vendor.

#### **Local Authority**

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

#### **Directions**

From Chagford, turn left in the square, turn right at the Globe Inn and follow the road for 1 Mile and then take a left turn at Weddicott Cross continue to a T junction turn left and park on the left hand side of Nattadon common.

#### **What Three Words**

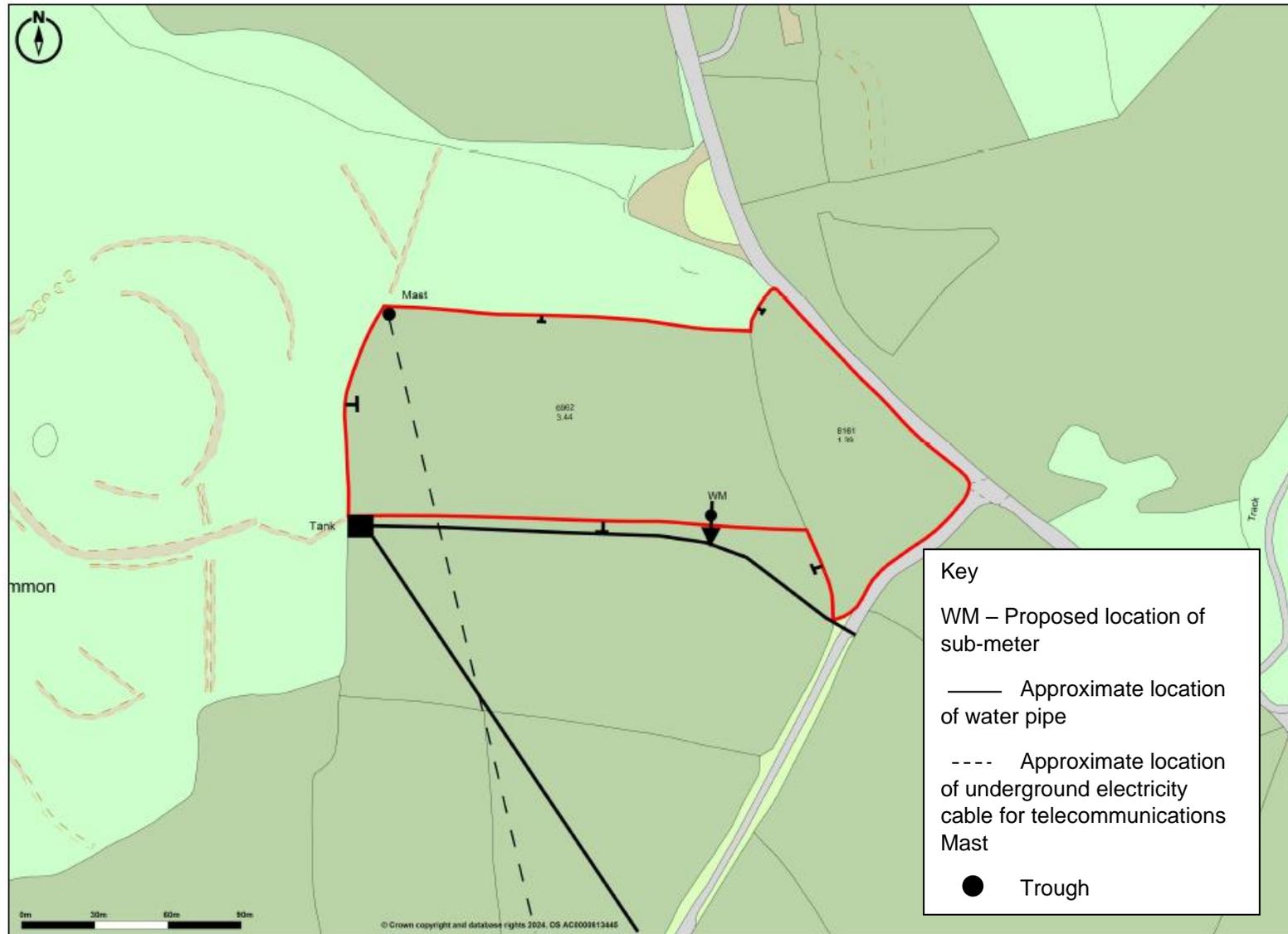
[thrilled.splint.gong](#)

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**Lot 2 – 4.80 Acres**



**Lot 2 – 4.80 Acres**



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## **For Mr P Northway – Lot 3 – 17.50 Acres at Broadalls Farm**

**Guide Price £140,000 SOLD**

### **Situation**

The land is situated approximately 1 mile south of the Stannary town of Chagford and approximately 4 miles from Moretonhampstead. The land is well situated within Dartmoor National Park with easy access.

### **Description**

The parcel of land forms an excellent block of grazing land, is gently sloping and is classed as Grade 4 on the Natural England Land Classification Maps. The land is divided into 3 fields by hedges with stock proof fences in good condition.

### **Land Schedule**

OS Number	Description	Hectares	Acres
SX 7086 8954	Permanent Pasture	0.75	1.86
SX 7086 8745	Permanent Pasture	2.57	6.36
SX 7086 9534	Permanent Pasture	3.54	8.29
	Total	7.08	17.50

### **Common Rights**

SX 7086 8954 has common rights for 1 cow & 2 sheep (1 Livestock unit) on Chagford Commons (Nattadon, Meldon, Padley & Chagford) CL173

### **Basic Payment Scheme**

The land is believed to be registered with the Rural Payments Agency.

### **Stewardship Scheme**

The land is Not believed to be currently registered in the Countryside Stewardship (CS) or any other Agri Environmental Schemes.

### **Wayleaves rights and easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

### **Sporting And Mineral Rights**

All sporting and mineral rights are included in the sale, as far as are known.

### **Tenure**

The land is freehold and offered with vacant possession upon completion.

### **Services**

The vendor has a private water supply which is available to the purchaser on the basis that they reimburse the vendor for the water that is used at the prevailing South West Water rate.

### **Covenant, Restrictions or Overage.**

The land will not be subject to any restrictions or overage by the vendor.

### **Local Authority**

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

### **Directions**

From Chagford, turn left in the square, turn right at the Globe Inn and follow the road for 1 Mile and then take a left turn at Weddicott Cross continue to a T junction turn right and park near the gateway on your right.

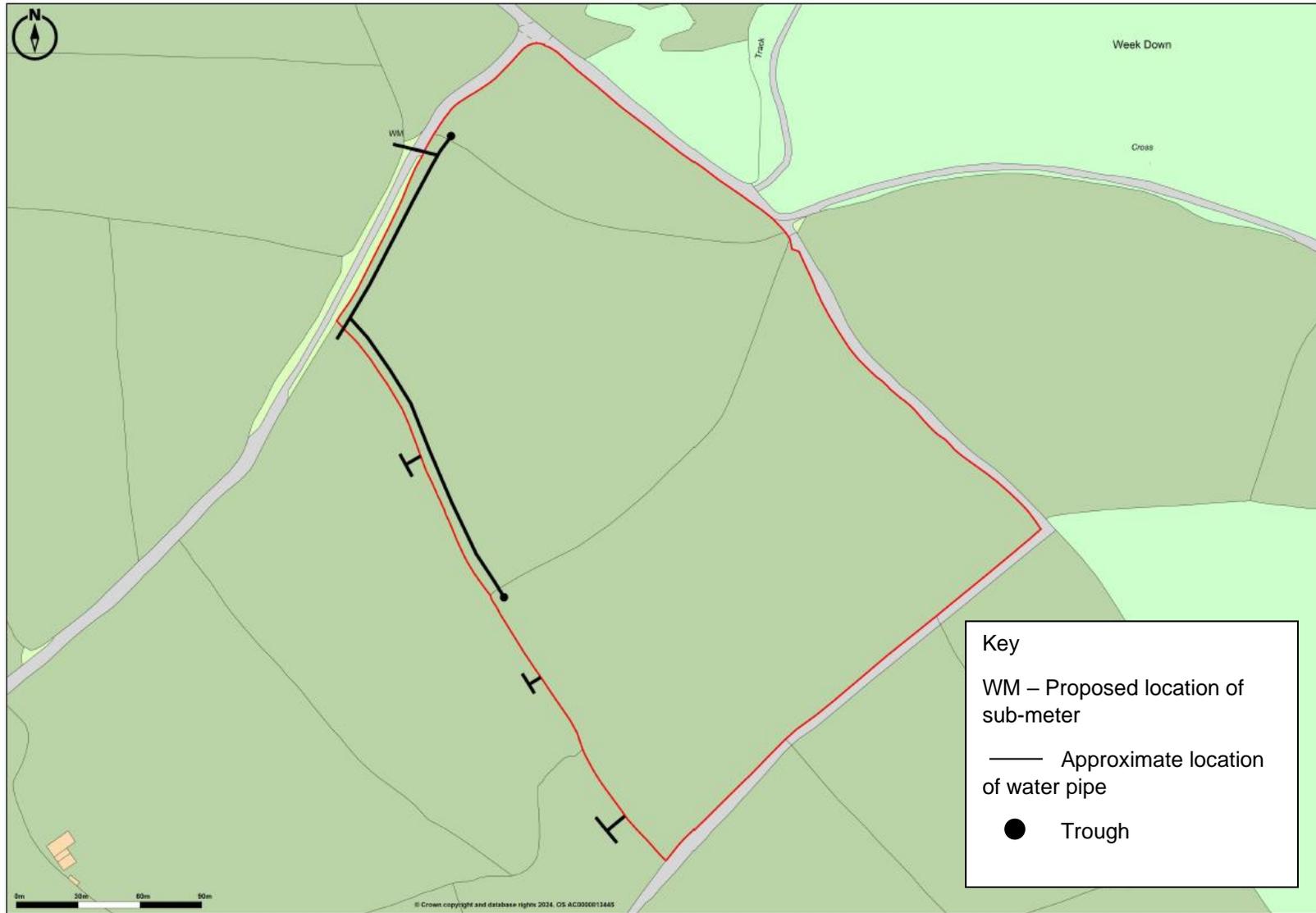
### **What Three Words**

consented.predict.infants

**Lot 3 – 17.50 Acres SOLD**



**Lot 3 – 17.50 Acres SOLD**



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## **For Mr & Mrs K Kirkham – Lot 4 – 2.79 Acres paddock on outskirts of Chagford**

### **Guide Price £30,000**

#### **Situation**

The land is located on the edge of Chagford with easy walking distance to the town centre.

#### **Description**

The parcel of land is gently sloping Northwest. and is classed as Grade 4 on the Natural England Land Classification Maps. The land has stock proof boundaries in good condition.

The Paddock also benefits from a timber built shed under metal roof with clear panels and a concrete floor (6.20m X 3.70m) also on the northern elevation is a timber-built lean-to under a tin roof with a natural floor (3.2m x 6.2m).

#### **Land Schedule**

OS Number	Description	Hectares	Acres
SX7087 0509	Grass	1.13	2.79
	Total	1.13 est	2.79 est

#### **Common Rights**

SX 7087 0509 has common rights for 3 cattle or 3 ponies or 14 sheep (3 Livestock units) on Chagford Commons (Nattadon, Meldon, Padley & Chagford) CL173

#### **Chagford Open Fields**

In accordance with the usual custom, all "Open Fields" in Chagford are to be made available to the parishioners of Chagford from 6th August until 5th November (year) inclusive. You are advised that, prior to the opening, Council representatives will make a tour of inspection to ensure there are no issues affecting public safety. All the open fields are available to all the Parishioners of Chagford Parish for grazing, sport and recreational purposes.

#### **Basic Payment Scheme**

The land is not believed to be registered with the Rural Payments Agency.

#### **Stewardship Scheme**

The land is not believed to be currently registered in the Countryside Stewardship (CS) or any other Agri Environmental Schemes.

#### **Wayleaves Rights And Easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

#### **Sporting And Mineral Rights**

All sporting and mineral rights are included in the sale, as far as are known.

#### **Tenure**

The land is freehold and offered with vacant possession upon completion.

#### **Services**

Stream Water.

#### **Covenant, Restrictions Or Overage**

The land will not be subject to any restrictions or overage by the vendor.

#### **Local Authority**

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

#### **DIRECTIONS**

From Chagford Square turn right at the Globe Inn onto New Street and after 350 Yards the land will be found on your right.

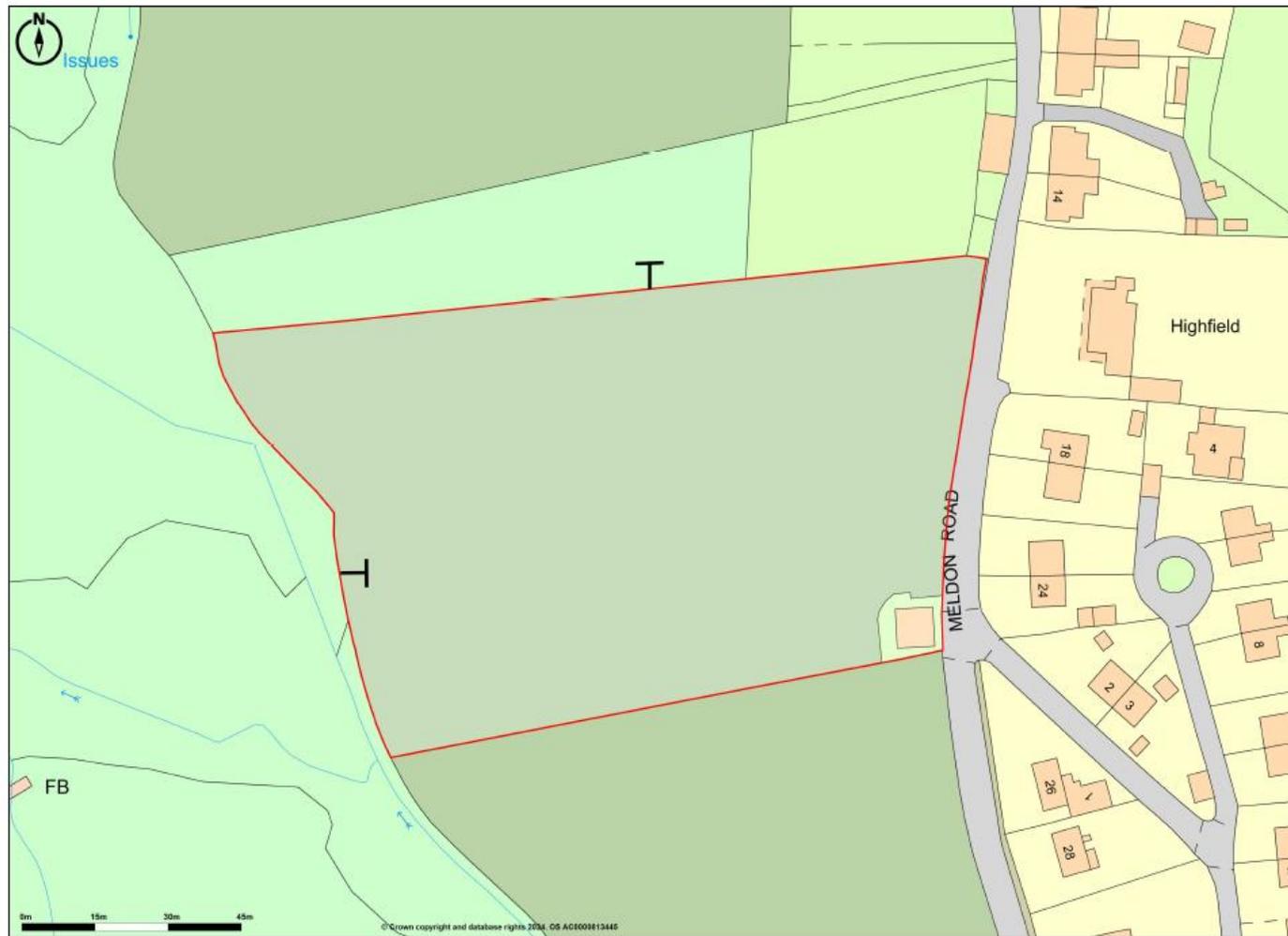
#### **What Three Words**

Glows.Corrects.Layover

**Lot 4 – 2.79 Acres**



## Lot 4 – 2.79 Acres



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



rightmove



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## **For Mr & Mrs K Kirkham – Lot 5 – 10.71 Acres at Lettaford Cross**

### **Guide Price £75,000**

#### **Situation**

The land is situated directly off the B3212 at Lettaford approximately 2 miles from Chagford and 3 miles from the centre of Moretonhampstead on the B3212. The land is well situated within Dartmoor National Park with easy access.

#### **Description**

The parcel of land is gently sloping northwards and is classed as Grade 4 on the Natural England Land Classification Maps. The land is divided into 3 fields by hedges with stock proof fences in good condition and forms an ideal block of grazing.

#### **Land Schedule**

OS Number	Description	Hectares	Acres
SX 7084 7312	Permanent Pasture	1.90	4.70
SX 7084 7404	Permanent Pasture	1.63	4.03
SX 7084 8909	Permanent Pasture	0.80	1.98
	Total	4.33 est	10.71 est

#### **Basic Payment Scheme**

The land is registered with the Rural Payments Agency although no basic payment rights will be transferred.

#### **Stewardship Scheme**

The land is not believed to be currently registered in the Countryside Stewardship (CS) or any other Agri Environmental Schemes.

#### **Wayleaves Rights And Easements**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

#### **Sporting And Mineral Rights**

All sporting and mineral rights are included in the sale, as far as are known.

#### **Tenure**

The land is freehold and offered with vacant possession upon completion.

#### **Services**

There is a spring water supply to the land.

#### **Covenant, Restrictions Or Overage**

The land will not be subject to any restrictions or overage by the vendor.

#### **Local Authority**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361101

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ

#### **Directions**

From Moretonhampstead head towards Princetown on the B3212 and follow the road for 3 Miles and the field is the first gate on the right after the Lettaford turn off.

#### **What Three Words**

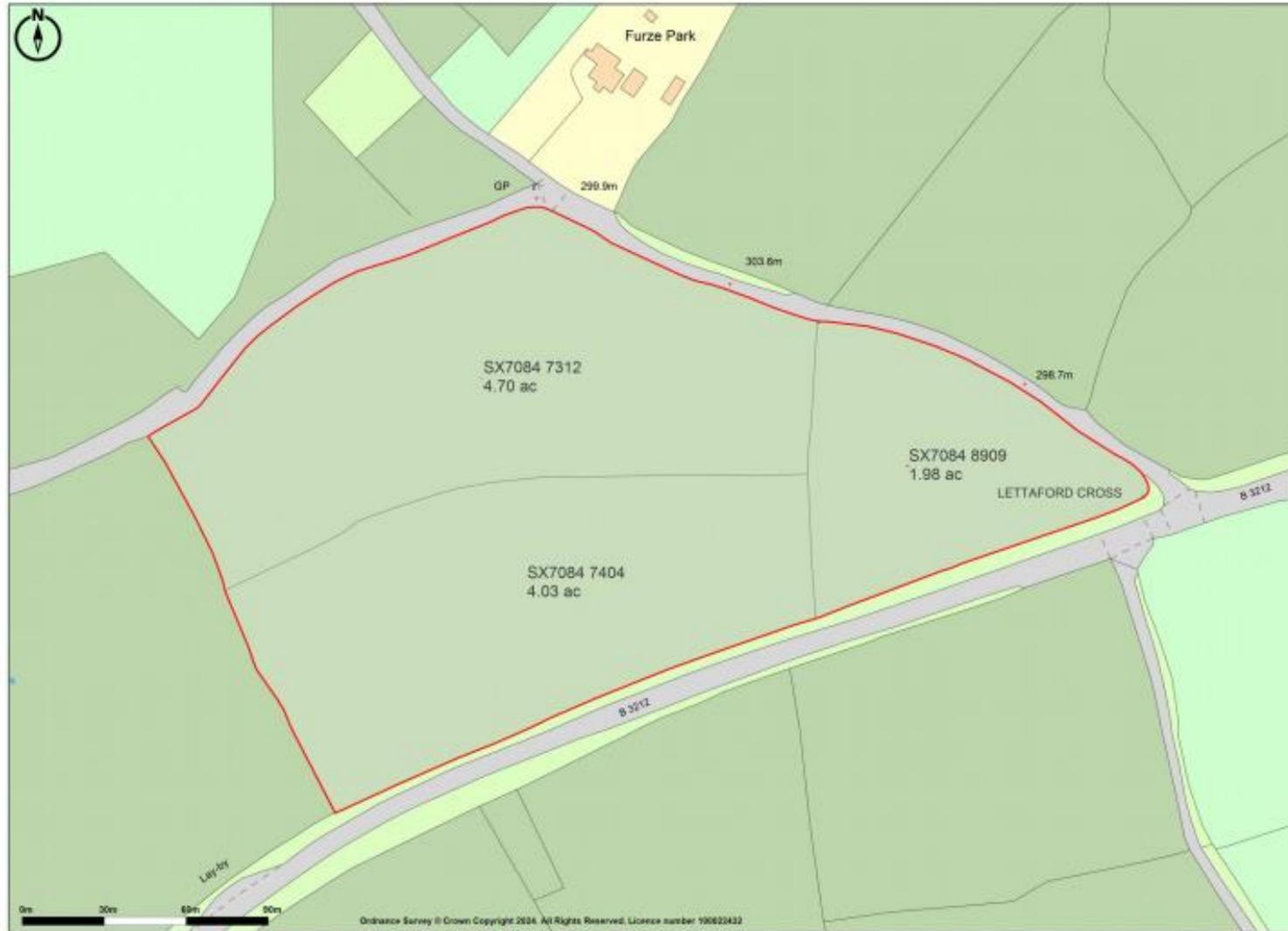
Copying.Ideas.Subway

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**LOT 5 – 10.71 ACRES**



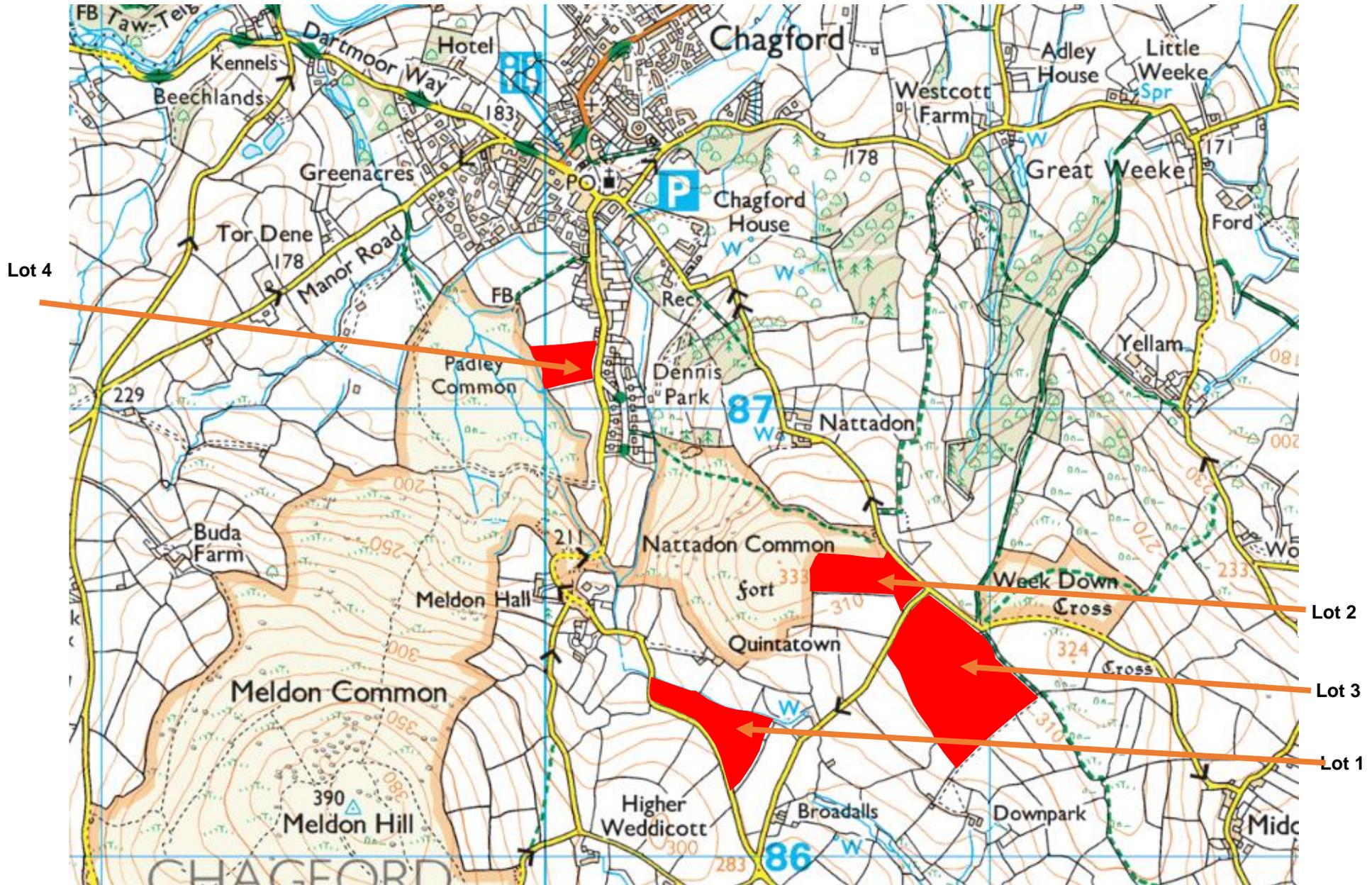
**Lot 5 – 10.71 Acres**



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size – A4

## Location Plans





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## **CHAGFORD**

**5 lots of land for sale by auction at 2pm on Tuesday 30<sup>th</sup> April 2024 at Endacott House, High Street, Chagford TQ13 8AJ unless previously sold.**

### **VIEWING**

At any time during daylight hours by appointment with these particulars to hand. Please be aware that the land is not even and viewers do so at their own risk. Please telephone the office on 01647 432277 to book an appointment to view the land.

### **PLANS**

The plans included with these sales particulars have been taken from the Ordnance Survey and are for identification purposes only. Would be buyers are advised to make a thorough inspection of the property to be fully aware of the extent and condition. The plans incorporated at the rear of these sales particulars are for identification purposes only and where different from the contract plan, the latter should prevail.

### **MONEY LAUNDERING REGULATIONS**

In order to fulfil the Auctioneers' responsibilities under the Money Laundering Regulations all prospective bidders/purchasers will be asked to provide proof of identity. Acceptable documents include Passport, full driving licence or birth certificate (at least one photo ID) as well as council tax and utility bills. For further guidance and acceptable combinations of documents contact the Auctioneers.

### **SPECIAL CONDITIONS OF SALE**

Rendells for themselves and the Vendors of the property, whose agents they are, give notice that: 1. These particulars do not constitute an offer or a contract nor any part of an offer or contract. 2. All statements contained within these particulars as to this property are without responsibility on the part of Rendells or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statement or representation of fact. 4. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and Rendells nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. Any intending purchaser is strongly advised to request from the auctioneers in good time prior to the auction a copy of the general conditions of sale. 7. A copy of the Agents' General Conditions of Sale are available on request from the Agents.

### **CONDITIONS OF SALE AND MEMORANDUM OF AGREEMENT**

These may be inspected at Rendells, Rock House, Southcombe Street, Chagford, Devon TQ13 8AX, Or will be posted at a charge of £50 including VAT – payable in advance.

### **VENDOR SOLICITORS**

Duncan Morris of Duncan Morris Solicitors at 106 High Street, Marlborough, Wiltshire, SN8 1LT, England Tel: 01672 515193 or Mobile 07917 177647 for lots 1,2 & 3.

Kate Lucas of Foot Anstey at Senate Court, Southernhay Gardens, Exeter, EX1 1NT Tel: 01392 685314 for Lots 4 & 5.

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Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.