BRIDFORD WOOD
WESTCOTT LANE
BRIDFORD
MORETONHAMPSTEAD
DEVON
TQ13 8SU

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

- **Approx 28.58 acres (11.56 ha)**
- **Split into two lots**
- **Clear felled Sitka Spruce**
- **Natural Regeneration**
- **Carbon Offset Opportunity**
- **For Sale by Private Treaty**

GUIDE PRICE £230,000 to £280,000

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Bridford Wood, Westcott Lane, Bridford, Moretonhampstead, Devon, TQ13 8SU

Approximately 28.58 acres (11.56 hectares) of land to be offered as two lots comprising approximately 10.98 acres and 17.60 acres of clear felled Sitka spruce subject to felling licence 018/414/16-17 to be restocked via natural regeneration by 30th June 2023 by planting/sowing by 30th June 2024 (Details available)

LOT 1

With stoned access and lorry bay. In all approximately 10.98 acres (4.44 hectares).

LOT 2

With stoned access, in all approximately 17.60 acres (7.12 hectares). We understand a private Right of Way to exist to the North over the route approximately coloured brown on the plan

TENURE

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

VIEWING

At any reasonable time. Please respect the countryside code at all times.

STANDING TIMBER

Any remaining growing timber is included in the sale of the freehold at no extra cost.

SPORTING RIGHTS

The sporting rights are in hand and are included in the sale of the freehold.

MINERAL RIGHTS

The vendors reserve all mineral rights and they are excluded from the sale

VENDORS SOLICITORS

Miss Webb, Howard Pollok and Webb Solicitors, 7 Princes Street, Norwich, Norfolk, NR3 1AZ. Tel 01603 660051

FOR SALE BY PRIVATE TREATY

LOT 1 - £80-000 - £100,000
LOT 2 - £150,000 - £180,000
FOR THE WHOLE - £230,000 - £280,000

AUTHORITIES

Teignbridge District Council - 01626 361101
Dartmoor National Park - 01626 832093
RPA and Forestry Commission - 0300 020 0301

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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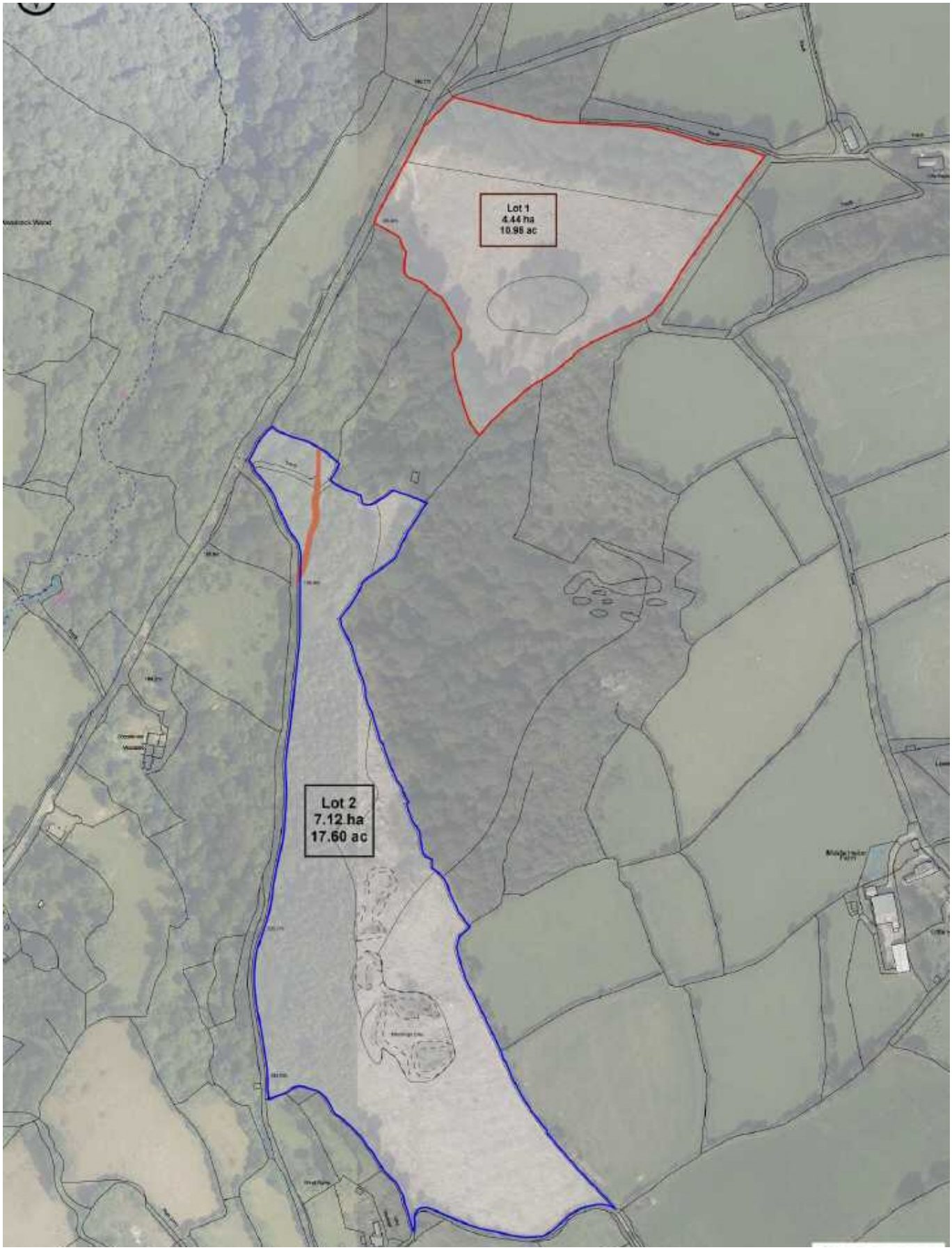

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