



Land at Ashridge

| North Tawton, Devon

| **Carter Jonas**

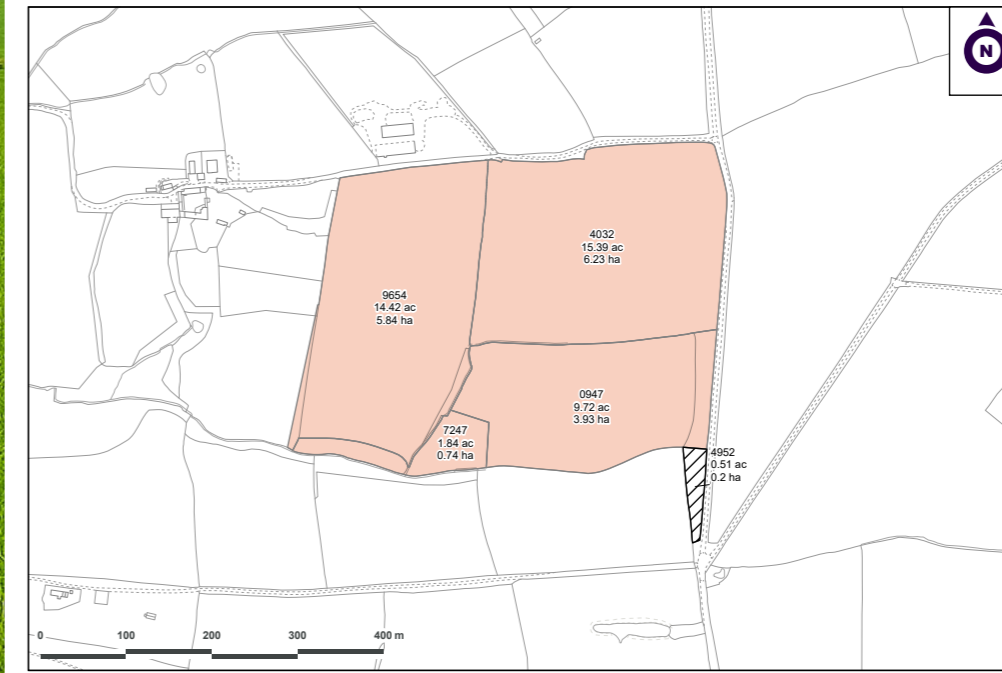
Land at Ashridge North Tawton Devon EX20 2DH

41.37 acres of highly productive, fertile arable land, offering a wide range of agricultural, equestrian, or biodiversity opportunities.

This parcel of land, known locally as Magpie, is divided into three good sized, manageable, level enclosures, together with a small amenity coppice and access track.

The property benefits from direct access off a council-maintained road.

For sale by informal tender. Tenders are due by midday Thursday 16 July 2026.



Property

Totalling some 41 acres, the land is currently laid to a productive short-term ley and previously has grown a variety of arable and maize crops.

The soil type is classified as both Soilscape 6 categorised as freely draining slightly acid loamy soils and Soilscape 17 categorised as Slowly permeable seasonally wet acid loamy and clayey soils.

The parcel is divided into three good sized manageable enclosures together with an amenity coppice situated along the southern boundary.

The land has been farmed sympathetically, with stewardship margins established along most boundaries. It is productive land classified as Grades 3 and 4 under the Agricultural Land Classification Scheme and is capable of supporting a wide range of agricultural, equestrian or biodiversity opportunities.

Access to the land is taken directly off the adjoining council-maintained road along the northern boundary, as well as via a right of way located on the southeastern boundary.

Location

The land is situated in attractive rolling countryside, approximately 2 miles north of the market town of North Tawton, adjoining Westworthy Cross.

North Tawton offers a range of social, educational and shopping facilities, including a number of agricultural suppliers.

The land lies some 8.5 miles from the A30, which in turn provides convenient access to Exeter to the southeast.

Method of Sale

The land is offered for sale by informal tender with tenders to be received by 12 noon on Thursday 16 July 2026. A tender form is available from the agents.

Tenure & Possession

The land is occupied on a seasonal agreement, vacant possession will be granted on completion.

Environmental Schemes

The land is currently within a Mid-Tier Countryside Stewardship agreement and a woodland management plan. The purchaser will not be obliged to take over the scheme.

Designations

The land lies within a Nitrate Vulnerable Zone.

Services

The land is serviced by a natural water supply running along the southern boundary.

Wayleaves, Easements & Rights of Way

There are no public rights of way passing through the land. The Vendor grants the purchaser a right of way over the area shown hatched on the southeast boundary to gain access into the field OS0947.

Local Authorities

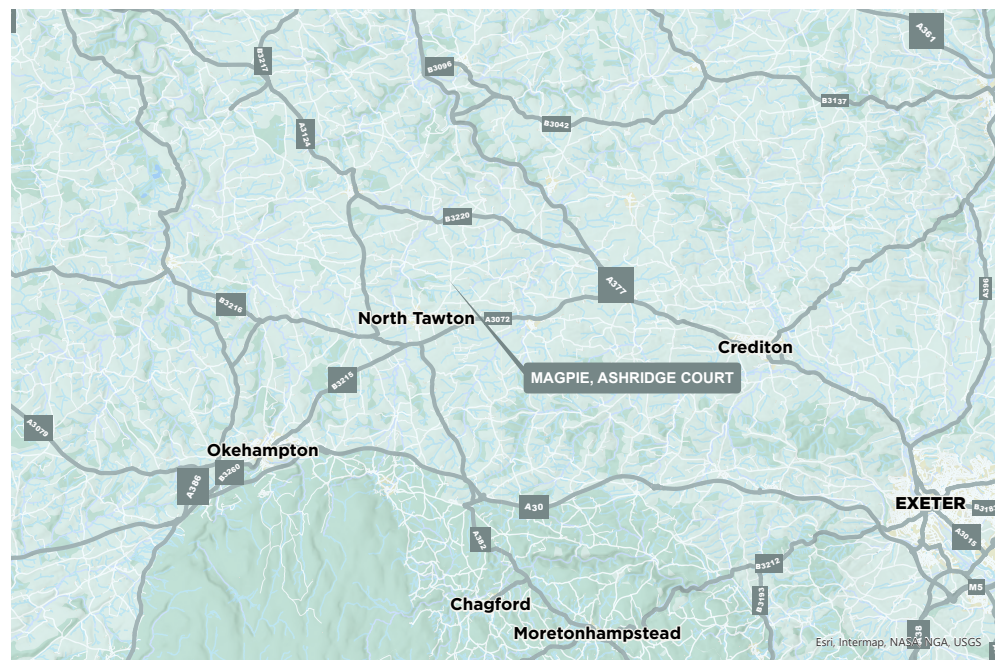
West Devon Borough Council
www.westdevon.gov.uk

Viewings

Strictly by prior appointment with the Vendors' agents, Carter Jonas
01823 428 590.



///reinstate.daunted.plotting



Taunton

01823 428 591 | david.hebditch@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

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