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Regulated by RICS

Middle Bridge

Panson Lane

St Giles-on-the-Heath

Devon



A BLOCK OF RIVER MEADOWS with WOODLAND and FISHING RIGHTS

23 acres or thereabouts

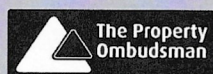
Road and track access

A tranquil wild haven

Fishing in the River Carey

For sale as a whole or in 2 lots

St Giles 1.5 miles, Launceston 7 miles, Exeter 5 miles



Rural Property Management, Property Valuations, Compensation
& Taxation Valuations, Rural Property Sales & Lettings, Livestock &
Machinery Sales



Situation

Middle Bridge is located in the Carey Valley close to the Devon & Cornwall boarder between Holsworthy in the north and Launceston in the south. The A30 at Launceston give an excellent communication route to Truro in the west and Exeter in the east. Exeter has a mainline railway station, link to the M5 motorway and an international airport. If time spent at Middle Bridge is not enough the property is within easy reach of the North Cornish/Devonshire coast, the Dartmoor National Park and Bodmin Moor. Recreational opportunities abound in this unspoilt part of the world, the area is well served with shops, pubs and restaurants making it the best place to live work and play.

The Property

Middle Bridge has been in the same ownership for many years. The current owners embarked on a plan to rewild their part of the Carey Valley a long time before the concept became popular. Keen naturalist and countryman they have not used any fertilizer or chemical treatment for 25 years and have until the last few years only lightly grazed the land with a few cattle during the summer months. The historic land drains in the pasture areas have long broken up and the meadows are slowly reverting to being an excellent natural filtration bed and in turn a natural "reservoir" slowing down the water flow and contributing to flood relief. The habitat created provides a home and larder to many thousands of creatures from insects to red deer. The flora ranges from mosses to grasses through to many wild flower species like the early purple, marsh and bee orchids to fragrant meadow sweet. The woodland provides yet more diversity with its oaks, sycamores, holly and hazel with willow and alder on field and river margins. The River Carey runs along and through the property, a tributary of the River Tamer it is home to brown trout, sea trout, salmon and grayling as well as the occasional beaver and otter and plentiful wagtails, dippers and kingfishers. The river is fished as part of the Westcountry Rivers Trust scheme more detail can be found on their website www.wrt.org.uk look for Beat 55.

This tranquil haven provides purchasers with their very own rewilded nature reserve with recreational opportunities, fishing, nature watching and conservation activities as well as carbon credits, biodiversity net gain, useful summer cattle grazing and eco-tourism (subject to obtaining necessary planning consents). To be sold as a whole or in 2 lots.

Lot 1

With direct access off the parish road known as Middle Ham this 5.8 acre field includes rewilded pasture, woodland, woody scrub, a pond and part of the River Carey. Guide Price £60,000

Lot 2

Known as Top and Black Ham this 17.34 acre wildlife haven combines rewilded pasture, woodland, river and it's very own island colonised by wild currants and flowers. Access is via a stoned track leading from the public highway and best travelled by 4 wheeled drive vehicles giving it a real safari feel. Guide Price £160,000.

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Services

None.

Local Authority

Torrige District Council, Riverbank House, Bideford EX39 2QG - 01237 428700.

Health and Safety

Given the potential hazards of farmland, woodland and rivers we ask that you be as vigilant as possible when making your inspection for your own personal safety, and particularly near the river. We advise that you wear long trousers and wellington boots when walking the property.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Viewing

Strictly by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Directions

On the A388 Holsworthy to Launceston road take the Virginstowe road approximately 1.5 miles north of St Giles on the Heath and ½ mile south of Chapmans Well. Travel down this road until almost reaching the ford where the property will be found on the left.

See location plan

Closet SAT NAV reference PL15 9SQ. What3words: gather.overgrown.stubborn.



Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

