



Land at Buckfastleigh Moor
Dartmoor National Park

For the finer things in property.

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Land at Buckfastleigh Moor Dartmoor National Park, Devon, TQ11 0JH

A rare opportunity to acquire extensive & environmentally significant farmland within Dartmoor National Park

Buckfastleigh 3 miles, A38 4 miles, Totnes 10 miles, Exeter 25 miles, Plymouth 25 miles

This significant sale provides the opportunity to invest in the future of an environmentally, ecologically and culturally rich site within the heart of Devon and the internationally significant Dartmoor National Park.

The property boasts extensive open moorland, rugged hillsides & species rich valleys with a huge variety of flora & fauna, with several natural springs and watercourses. There are unrivalled panoramic views across Dartmoor & to the South Devon coast from the high ground which includes the highest point on southern Dartmoor.

There are considered to be extensive natural capital opportunities available now and in future as markets continue to develop for the provision of public goods including nature recovery, flood management, carbon sequestration and personal wellbeing.

The land is subject to public open access and common grazing rights.

For sale as a whole or in up to three lots

Lot 1 – Buckfastleigh Moor

Extensive upland heathland and blanket bog
Highest point on Southern Dartmoor
Extensive upland grazing | Incredible views across Dartmoor and to the coast
Natural springs & the head of the River Mardle
Significant natural capital opportunities including peatland restoration
Significant archaeological features
Access via two stone tracks and the moor
About 722 acres (292 ha)
Guide Price: £1,100,000

Lot 2 – Land at Water Oak Corner

Extensive hill grazing land | Impressive views across Dartmoor and to the coast
Outside of the SSSI boundary | Natural capital / biodiversity credit opportunities including tree planting | Natural springs including the head of the Dean Burn | Access via stone paved track and the moor | Archaeological features
About 123 acres (50 ha)
Guide Price: £200,000

Lot 3 – Land North of the River Mardle

Small parcel of amenity & conservation land
Moorland grazing & hillside woodland
Rich with natural habitat and flora & fauna
Access via public footpath and the moor
Wonderful views of the moor over the River Mardle valley
About 13 acres (5 ha)
Guide Price: £40,000

About 858 acres (347 ha) in total

Guide Price (whole): £1,340,000





Situation

Buckfastleigh Moor is located in south Dartmoor, one of the last great wildernesses in the UK with an inspirational landscape of heather clad moors and rugged tors. The property itself is in open countryside about 3 miles from the market town of Buckfastleigh and 25 miles from the two regional cities, Exeter & Plymouth.

The A38 dual carriageway (4 miles) provides excellent accessibility to the area which is popular with tourists due to an abundance of visitor attractions and prime natural landscapes including the moor, as well as the Devon coast and the South Devon Area of Outstanding Natural Beauty. Buckfastleigh Moor is however, in a more secluded and less visited part of the moor.

History

Dartmoor's heritage is widely preserved across thousands of years of history and Buckfastleigh Moor itself contains a wealth of well-preserved archaeological features that range from prehistoric burial cairns to C17th tin workings.

There are various remains of former homesteads, hut circles, tin workings as well as reaves and former field boundaries as reminders of historic farming systems. Petre's Bound Stone at Ryders Hill, marks the north-west corner of the property and features in the 'ancient perambulation' of King Henry III from 1240, one of the oldest documented walks on Dartmoor.

Many of the features are designated as Nationally Important Sites and thus need to be protected and conserved and may contain significant buried artefacts from prehistoric times.

Ecology

The property is part of the Dartmoor Special Area of Conservation and the South Dartmoor Site of Special Scientific Interest (SSSI) reflecting the national and international importance of its moorland wildlife.

There is a range of grass species as well as heather, bilberry, cotton grass, bracken, gorse and a scattering of trees (predominantly hawthorn, rowan and oak). These diverse habitats support a wide range of bird species including whinchat, stonechat, meadow pipit, tree pipit, cuckoo, skylark, reed bunting, golden plover and jack snipe plus many more. On the bracken fringes where violets readily grow, a number of bee, butterfly, moth and other insect species can be found including the pearl-bordered fritillary, dark green fritillary and the bilberry bumblebee among other rare species. There are areas where bluebells and wood sorrel are well established, particularly around the River Mardle.

The moor is a varied and ecologically important land holding which has excellent scope for further improvement in collaboration with Natural England, the local commoners and other stakeholders.

Farming

Farming plays an integral & critical part in the management of the moor, as it has for centuries. The current farming system includes grazing of cattle, sheep and the historic Dartmoor ponies by the freehold owner and local commoners. The forage is available for grazing throughout the year with pockets of woodland and trees on lower ground providing shelter and shade. Natural water is available across the common from seven different sources.

The moor has been under agri-environment schemes for the past 20 + years. The current Higher Level Stewardship (HLS) scheme is due to end in November 2023 and so there is an opportunity to shape the future management of the moor with the support Natural England and the common graziers by entering into a new agreement if the new owner should wish.





Sporting and Recreation

Sport & recreation is integral to the National Park, offering extensive hill walking and horse riding opportunities, each of which can be enjoyed across this property. All sporting rights are sold with the property including game shooting, drag hunting & deer stalking. The owner reports herds of red deer & roe deer on the property, as well as woodcock, pheasant, snipe and occasionally grouse.

Other areas of Dartmoor offer additional recreation such as rock climbing, kayaking, caving, geocaching, and camping. Rights to wild camp overnight have recently been subject to legal challenge and at the time of printing these details, wild camping rights on the moor have been successfully upheld.

Natural Capital

The moor is rich in Natural Capital opportunities. Buckfastleigh Moor has extensive peatland bog which is believed to require improvement and may be eligible for peatland restoration and carbon capture schemes.

There is excellent potential for flood alleviation through water retention and preventing peak loads on rivers downstream. There are six watercourses rising on the moor which via the River Mardle & Dean Burn feed into the River Dart and the Dart estuary.

Particular opportunities may be available to collaborate with various stakeholders for suitable tree planting schemes that will be of environmental, social and agricultural value.

There is potential for habitat enhancement and creation to support increases in biodiversity and taking advantage of emerging capital markets.

All parties should undertake their own assessments and enquiries about the potential the property offers for any of these schemes and opportunities.





Lot 1

Lot 1 - Buckfastleigh Moor

About 722.57 acres (292.41 ha)

Including most of Buckfastleigh Moor and three high peaks with extensive views across the region including over swathes of Dartmoor and South Devon and to the coast along the Dart Valley.

Ryder's Hill (515m) marks the north western corner of the moor and is the highest point in Southern Dartmoor. It has what is believed to be a prehistoric cairn, a trig point and a pair of boundary marker stones. From here the ridgeline runs south east across peatland bogs towards Snowdon (495m) and along to Pupers Hill (467m) where there are rocky outcrops and cairns and a significant Bronze Age reave. The moor slopes generally down and eastwards from the ridgeline and high peaks, with various historic hut enclosures and reaves across the area.

The River Mardle rises at around 430m above sea level, within a shallow valley along the northern boundary. The river marks the northern boundary of lot 1 as it twists & turns down to Chalk Ford (around 240m above sea level) which is a picturesque river crossing with a small glade and a footbridge (and public bridleway). Chalk Ford is one of the two accesses to Lot 1 and is accessed along a stone track, forming the ancient drift-way from the village of Scoriton, where there is a pub.

A second access to Lot 1 is available at Lud Gate (pronounced 'Lyd Gate') in the south eastern corner, where the public highway gives way to a stone track and up onto the moor. This access will also be used and shared with the owner of Lot 2 if sold separately.

Boundaries on the moor are occasionally marked with historic boundary stones, and otherwise are believed to follow ground features such as old reaves and banks. The moor is almost entirely unfenced.

Lot 1 is entirely designated as a SSSI and Special Area of Conservation (SAC). On the higher ground the soil is shown as predominantly blanket bog (deep peaty soils), with shallow peaty soils on lower ground. The land is subject to common grazing rights, meaning the grazing is shared.

what3words:///scrapped.dragons.crumbles

Lot 2 - Land at Water Oak Corner

About 122.83 acres (49.71 ha)

A large parcel of upland heath and open moor land with extensive views across neighbouring commons and farmland, and down to the coast of South Devon. This land is outside of the SSSI and SAC boundaries, however still within the National Park and subject to common grazing rights and open access.

This land is predominantly shown as Wet Heath, being shallow peaty soils (source: Natural England). The land cover is mostly grassland heath, with granite boulders and interspersed with areas of bracken and occasional scrubland trees. There is an area of prehistoric settlement with two hut circles, a field enclosure and a length of bank.

There are two natural springs/watercourses and the remnants of a leat that once took water across the moor to the copper mines on the Brook Manor Estate.

Access is via a stone track forming the ancient driftway leading to Lud Gate and onto the moor. This access will also be used and shared with the owner of Lot 1 if sold separately.

The boundary to the east of Lot 2 is farmland and woodland, bordered by stone walling, earth banks and fencing. To the north, west and south is open access moorland, and the indicative boundary is an old reave along the high ground running roughly north to south with occasional boundary stones.

what3words:///text.eaten.shallower



Lot 2



Lot 3 - Land North of the River Mardle

About 13.04 acres (5.28 ha)

An opportunity to purchase a bite size parcel of the moor, with 13 acres of mixed ground comprising part open heathland suited to grazing and conservation and part steep sided woodland, and access to the River Mardle.

Access to the property is via a public footpath over Scoriton Down (currently a deer park) or over the moor using open access rights.

This would be a wonderful property on which to undertake a small scale conservation project and to enjoy the beauty and ownership of a secluded corner of the moor in a special location.

Lot 3 is subject to common grazing rights, but in the current system this area is rarely grazed.

what3words:///beaker.dictation.raft

General

Method of sale: The property is offered for sale as a whole or in up to three lots by private treaty.

Tenure: The property is sold freehold subject to commoners grazing rights.

Services: No services are connected. There are natural water supplies within each lot.

Outgoings / Rates: None.

Access: Lot 1 is accessed via stone tracks at Lud Gate and at Chalk Ford.

Lot 2 is accessed via the stone track at Lud Gate. Lot 3 is accessed via a public footpath across Scoriton Down.

Access is otherwise available on foot or on horseback across other areas of the moor.

Wayleaves, easements and rights of way: The Dartmoor Commons Act (1985) provides a right of access on foot and horseback for members of the public to common land including this property. In addition, the public has a right of access on foot across the property under the

Countryside & Rights of Way Act 2000 (CROW).

There is a public bridleway between Lud Gate & Chalk Ford.

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Plans, Areas and Boundaries: Any representation by the owner or agent is indicative only and should not be relied upon without clarification from a legal advisor.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Schemes: The land is entered into a Higher Level Stewardship scheme ending November 2023. The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any HLS payments payable up to completion. Whilst a new scheme is not compulsory, it is envisaged the new owner will have the opportunity to enter the land into a new scheme if they choose.



Designations: National Park, Special Area of Conservation, Sites of Special Scientific Interest (SSSI)

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendor's solicitors on request.

Local authority: South Hams District Council (01803 861234).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of the moor including livestock and a remote location, we ask you to be as vigilant as possible when making your inspection for your own personal safety and to have appropriate clothing, footwear and provisions at all times. Always inform someone of your visit to the property for safety reasons.

Viewings: Viewings are to be arranged by appointment with the vendor's agent, Strutt & Parker in Exeter 01392 229 408.



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