



Land At Red Deer , Oakford, Tiverton, Devon EX16 9JE

---

32.12 acres of level and gently sloping pasture  
land with fine views, subject to an existing tenancy

Oakfordbridge 2.5 miles - Bampton 5 miles - Tiverton 11 miles

• For Sale by Private Treaty • Agricultural Investment • 32.12 Acres • Direct  
Access to B3227 • Mains Water • Level / Gently Sloping Pasture

Guide Price £85,000

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)



## SITUATION

The land is situated in an accessible location in mid Devon with frontage to the B3227 road which links South Molton and Bampton. The hamlet of Oakfordbridge lies approximately 2.5 miles to the south-east whilst the town of Bampton is approximately 5 miles to the east of the land.

The market town of Tiverton lies 11 miles to the south east of the land and South Molton is approximately 12 miles to the west.

## DESCRIPTION

The land at Red Deer comprises 32.12 acres (13.00 hectares) of level and gently sloping pasture land within two enclosures and lies at approximately 249 metres above sea level. There is direct road access to the B3227 from two gateways and stunning views to the north towards the Exmoor National Park. There are some mature in-field and boundary trees and the land would suit grazing and mowing.

The land is offered for sale subject to the existing Agricultural Holdings Act (AHA) tenancy agreement.

## SERVICES

Mains water is connected.

## ACCESS

There is direct access to the B3227, with two gateways.

## TENURE

The land is owned freehold and is sold subject to an existing Agricultural Holdings Act (AHA) tenancy agreement which commenced in 1973. The current rent passing is £1,250 per annum.

The land is registered on the Land Registry.

## METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

## DESIGNATIONS

The land is NOT within a Nitrate Vulnerable Zone (NVZ).





### **BASIC PAYMENT SCHEME (BPS)**

The land is registered for entitlements under the BPS.  
The entitlements belong to the tenant.

### **LOCAL AUTHORITY**

Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk) / 01884 255255).

### **SPORTING & MINERAL RIGHTS**

The sporting and mineral rights insofar as they are owned are included with the freehold.

### **WALEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There are no public footpaths, byways or bridleways passing across the land.

### **LAND PLAN**

A plan, which is not to scale and is not to be relied upon, is attached to these particulars.

Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

### **VIEWING**

Viewing is strictly by prior appointment. Please contact Stags (call: 01884 235705 or email: [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)) to arrange an appointment.

### **DIRECTIONS**

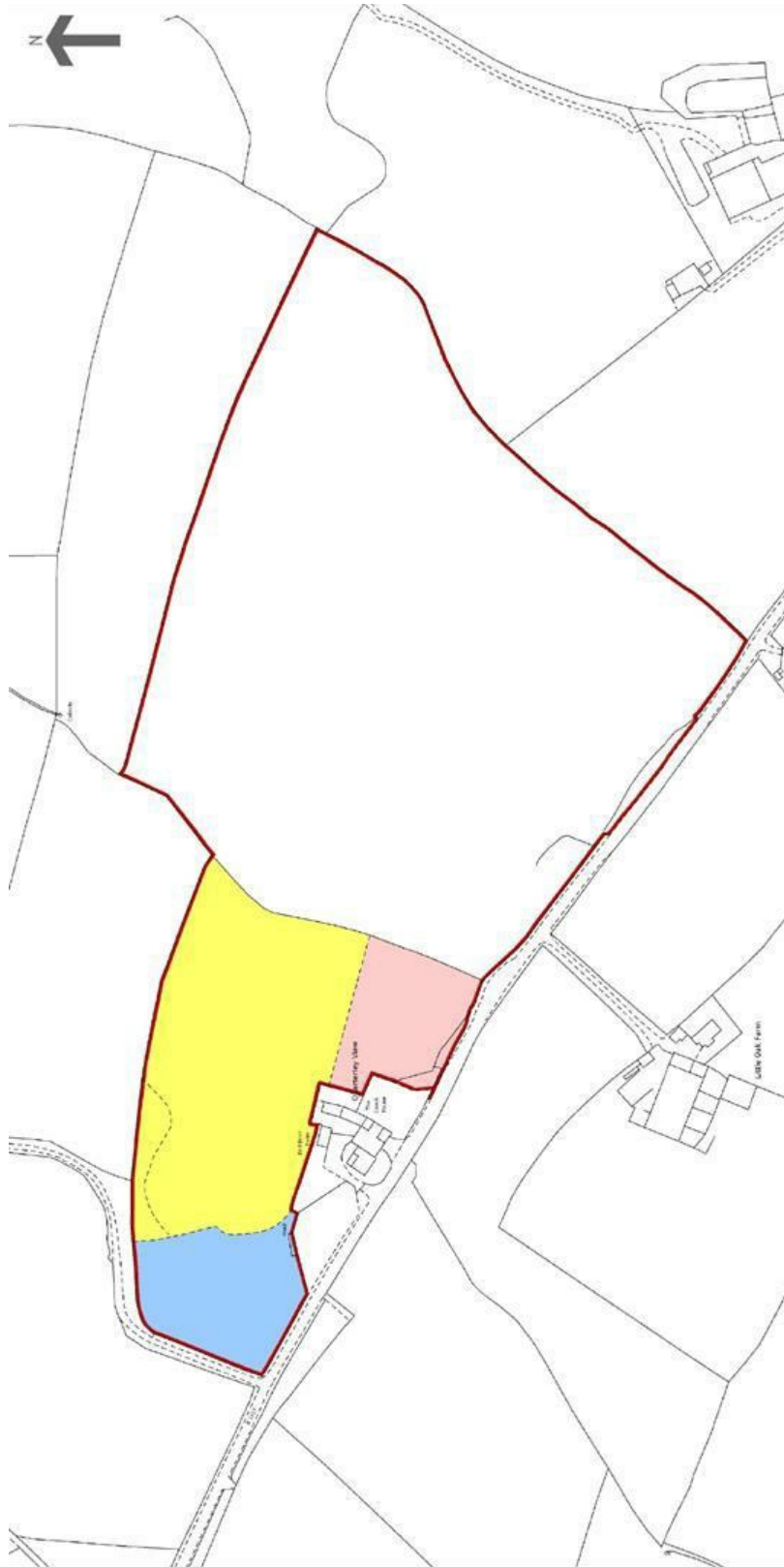
From the Bolham roundabout on the A361 on the northern edge of Tiverton, head north on the A396 towards Bampton and Dulverton. Follow this road for about 5 miles, turn left at the Exeter Inn, continue for a further 2 miles and upon reaching the Black Cat junction, follow the road around to the left onto the B3227 signposted towards South Molton.

Continue on this road for approximately 3.2 miles and the land will be found on the left.

### **DISCLAIMER**

These particulars are a guide only and should not be relied upon for any purpose.





19 Bampton Street, Tiverton, Devon, EX16 6AA  
01884 235705  
tiverton@stags.co.uk



@StagsProperty