



Land on Churchill Lane , Loxbeare, Tiverton, Devon EX16 8BX

A mixture of grass land and woodland in an accessible location near to Tiverton and the A361

Loxbeare 0.5 miles - Tiverton 4 miles

• Attractive Mixed Farm Land • 23.42 Acres (9.48 Hectares) • Direct Road Access • Natural Water Supply • Pasture and Woodland • For Sale by Private Treaty • FREEHOLD

Guide Price £190,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated off Churchill Lane, 0.5 miles west of Loxbeare in Mid Devon and nearby to the Tiverton to Rackenford road. The village of Rackenford is 4 miles to the west and the market town of Tiverton lies 4 miles to the east.

DESCRIPTION

The land comprises an attractive mixture of grass land and broadleaf woodland, in an accessible location and with direct road access from Churchill Lane. The total area is approximately 23.42 acres (9.48 hectares)

From Churchill Lane, a track leads into and through the mature, deciduous woodland which has a north-facing slope and includes a former quarry.

The track continues to a field gate which opens into the grass land and includes three enclosures of gently sloping and sloping pasture. There are two fields with a south-facing aspect which are suitable for grazing and mowing and the other field has a north-facing aspect, with a wetter area at the bottom where the spring fed stream flows.

ACCESS

There is direct access to the land from Churchill Lane, which is a public highway up to the access point into the land.

SERVICES

No mains services are connected. There is a natural water supply from a spring fed stream.

METHOD OF SALE

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

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

DESIGNATIONS & LAND MANAGEMENT

The land is not within a Nitrate Vulnerable Zone (NVZ) and is not currently within any land management agreements.

LOCAL AUTHORITY

Mid Devon District Council.

SPORTING & MINERAL RIGHTS

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

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.



There are no public rights of way passing across the land.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewing is strictly by prior appointment only with Stags (Tel: 01884 235705. Email: farms@stags.co.uk).

DIRECTIONS

From Tiverton follow the signs for the B3137, and once you are on Rackenford Road proceed on towards Calverleigh/Loxbeare (do not turn onto Long Drag towards Witheridge).

Continue through Calverleigh towards Loxbeare. At the garage, ignore the turning to Loxbeare, proceed up the hill (Stoney Lane Hill) and after a quarter of a mile, take the next turn on the right into an unmarked lane (Churchill Lane)

Proceed along the lane and the land will be found on the right after a short distance.

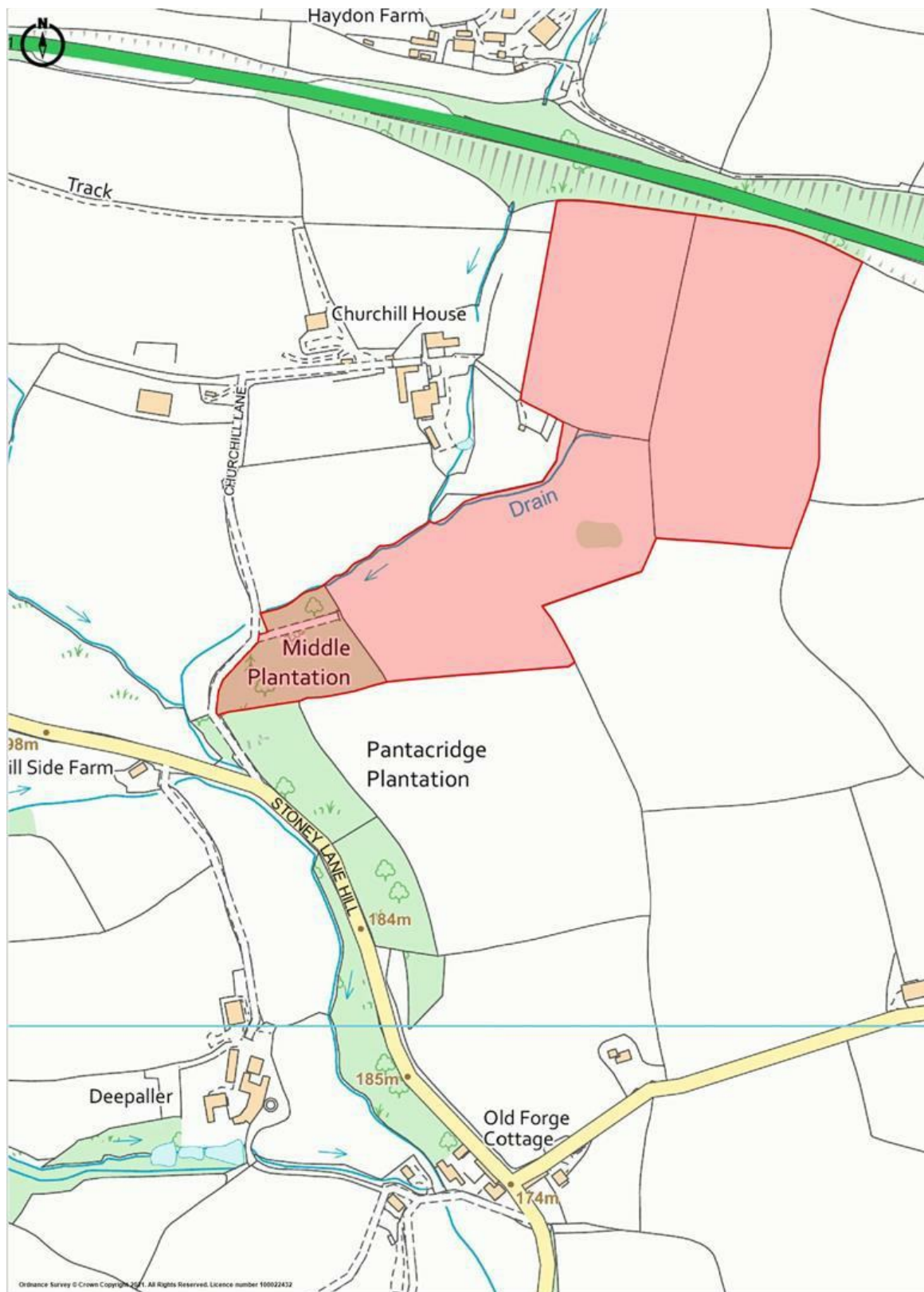
WHAT3WORDS

/// leans.chase.photocopy

DISCLAIMER

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.