

STAGS

Land at Eastacott Cross , Umberleigh, Devon EX37 9AJ

Productive grass land in an accessible location between South Molton and Umberleigh

Chittlehampton 1.3 miles - Umberleigh 1.5 miles - South Molton 6 miles

• Productive Farm Land • 85.74 Acres (34.70 Hectares) • Direct Road Access • Mains Water Connected • Stone & Cob Barn • For Sale by Private Treaty • FREEHOLD

Guide Price £695,000

01769 572263 | south-molton@stags.co.uk

SITUATION
The land is situated in an accessible location between South Molton and Umberleigh and within 0.7 miles of the B3227. Umberleigh and the A377 are 1.5 miles to the west by road and the village of Chittlehampton is 1.3 miles to the north.

The market town of South Molton is 6 miles to the east from where there is access to the A361 (North Devon Link Road).

DESCRIPTION
The land comprises a productive block of grass land which totals approximately 85.74 acres (34.70 hectares) and lies at about 130 to 140 metres above sea level. There are fine views to the north with Exmoor National Park visible on a clear day.

The land is divided into five enclosures which are level and gently sloping with road frontage along the entire western and southern boundaries. The land is classified as Grade 3 and the soils are described as being freely draining slightly acid loamy soils.

There is a STONE / COB BARN (17.84m x 3.65m) which has an earth floor and corrugated iron roof sheets and below this is a small area of tree cover. Boundaries are mostly traditional hedge banks.

ACCESS
The land has direct access to the public highway.

SERVICES
Mains water is connected.

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.

The land is currently let on a grazing licence until the 30th June 2026 and a rolling monthly basis thereafter,

DESIGNATIONS & LAND MANAGEMENT
The land is within a Nitrate Vulnerable Zone (NVZ) and is not being managed within any stewardship or other agri-environment agreements.

LOCAL AUTHORITY
North 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 is a public footpath crossing the land.

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

VIEWING
Please call 01769 572263 or email: farms@stags.co.uk to arrange a viewing appointment.

DIRECTIONS
From South Molton, proceed out of the town on West Street (B3227) towards Umberleigh and continue for 5.6 miles.

At Blakewell Cross turn left towards Eastacott and Brightley.Proceed for 0.7 miles and upon reaching Eastacott Cross the first gateway into the land will be found on the left.

WHAT3WORDS
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WARNING
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

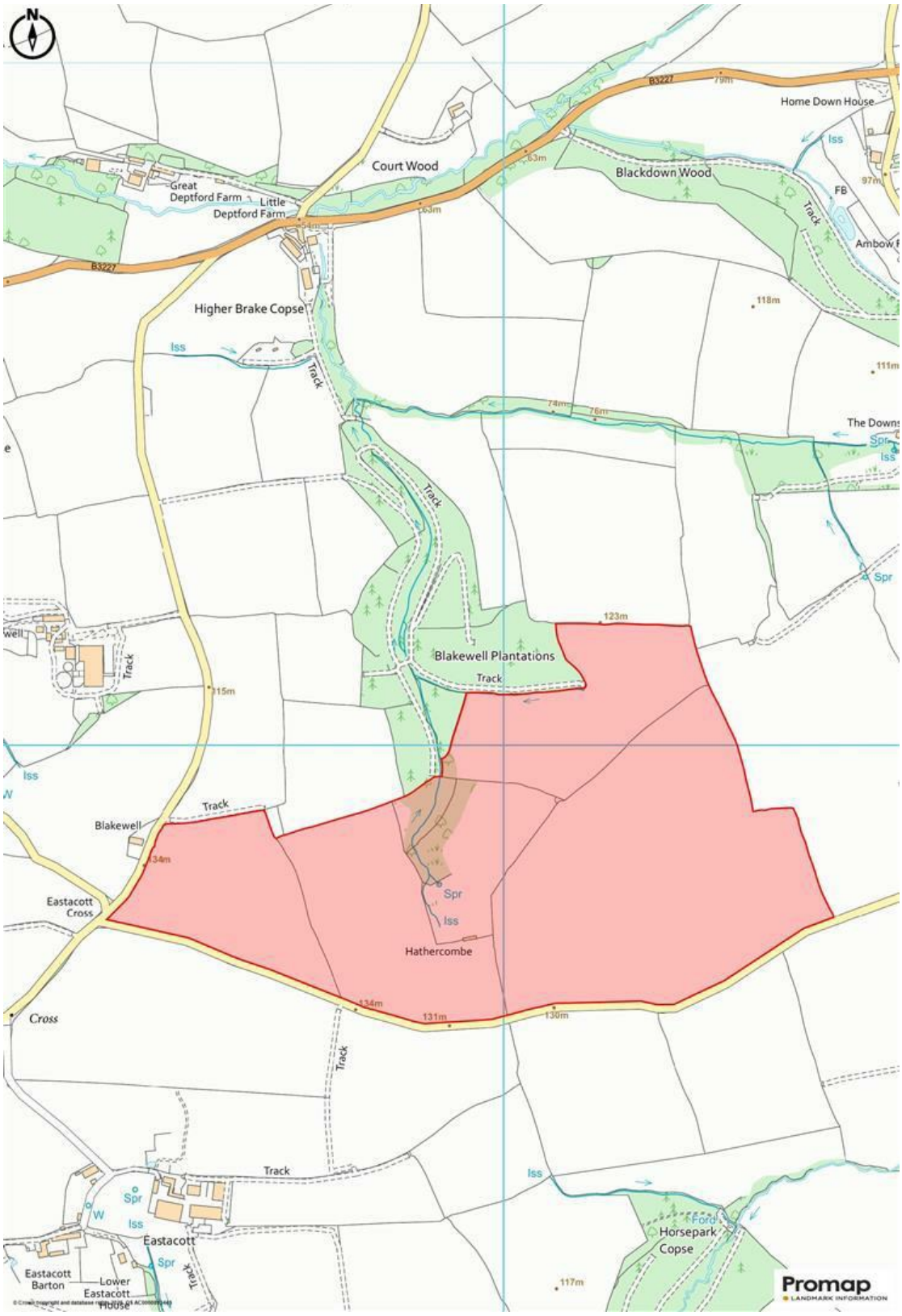
DISCLAIMER
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, 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.











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