

STAGS

Land near Bartridge LOT 2 , Umberleigh, Devon EX37 9AS

An accessible grass field with views over the Taw Valley

South Molton 8 miles - Barnstaple 8 miles - Great Torrington 8.5 miles

• Grass Field with Views • 4.86 Acres • Frontage to the A377 • Accessible Location • Additional Barn and Land Available • FREEHOLD

Guide Price £45,000

01271 322833 | barnstaple@stags.co.uk

SITUATION
The land lies in an accessible position near to Umberleigh in North Devon, overlooking the River Taw valley. There is access to the A377 adjacent to the land and the towns of South Molton and Barnstaple are both within 8 miles, whist Great Torrington is only 8.5 miles to the west.

DESCRIPTION
LOT 2 comprises a single field and a small area of woodland which totals 4.86 acres and slopes from the top down to a level area which adjoins the A377. There are two gateways from Bartridge Lane and from the top of the land there are stunning views over the Taw Valley. The small area of woodland totals approximately 0.30 acres and adjoins the Bartridge Brook on the northern boundary.

ADDITIONAL BARN & LAND AVAILABLE
LOT 1 comprises a modern agricultural building set within 5.68 acres of grass land.

The building is constructed with a steel frame with a concrete floor and is fully enclosed with block walls, timber space boarding above and fibre cement roof sheets. The main section measures 19.92m x 11.85m and was constructed in 1998 and the section closest to the lane measures 17.99m (max) by 8.82m (max) and is triangular in shape and was constructed in 2001.

The land within LOT 1 includes two grass fields which are sloping, with fine views over the Taw Valley and beyond.

SERVICES
LOT 2: There is access to Bartridge Brook on the northern boundary. We understand that a South West Water mains pipe passes through the field.

ACCESS
Access to the land is via Bartridge Lane, which belongs to the seller. The purchasers will be granted a right of access over Bartridge Lane subject to a contribution towards maintenance and improvement of the lane.

METHOD OF SALE
The land is offered for sale by private treaty.

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

LOCAL AUTHORITY
North Devon District Council.



DESIGNATIONS
The land lies within a Nitrate Vulnerable Zone (NVZ). The soils are described as freely draining acid loamy soils over rock and the land is classified as Grade 4.

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.

BOUNDARY PLANS
A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING
Strictly by prior appointment with Stags. Please call 01769 572263 to arrange an appointment or email: farms@stags.co.uk.

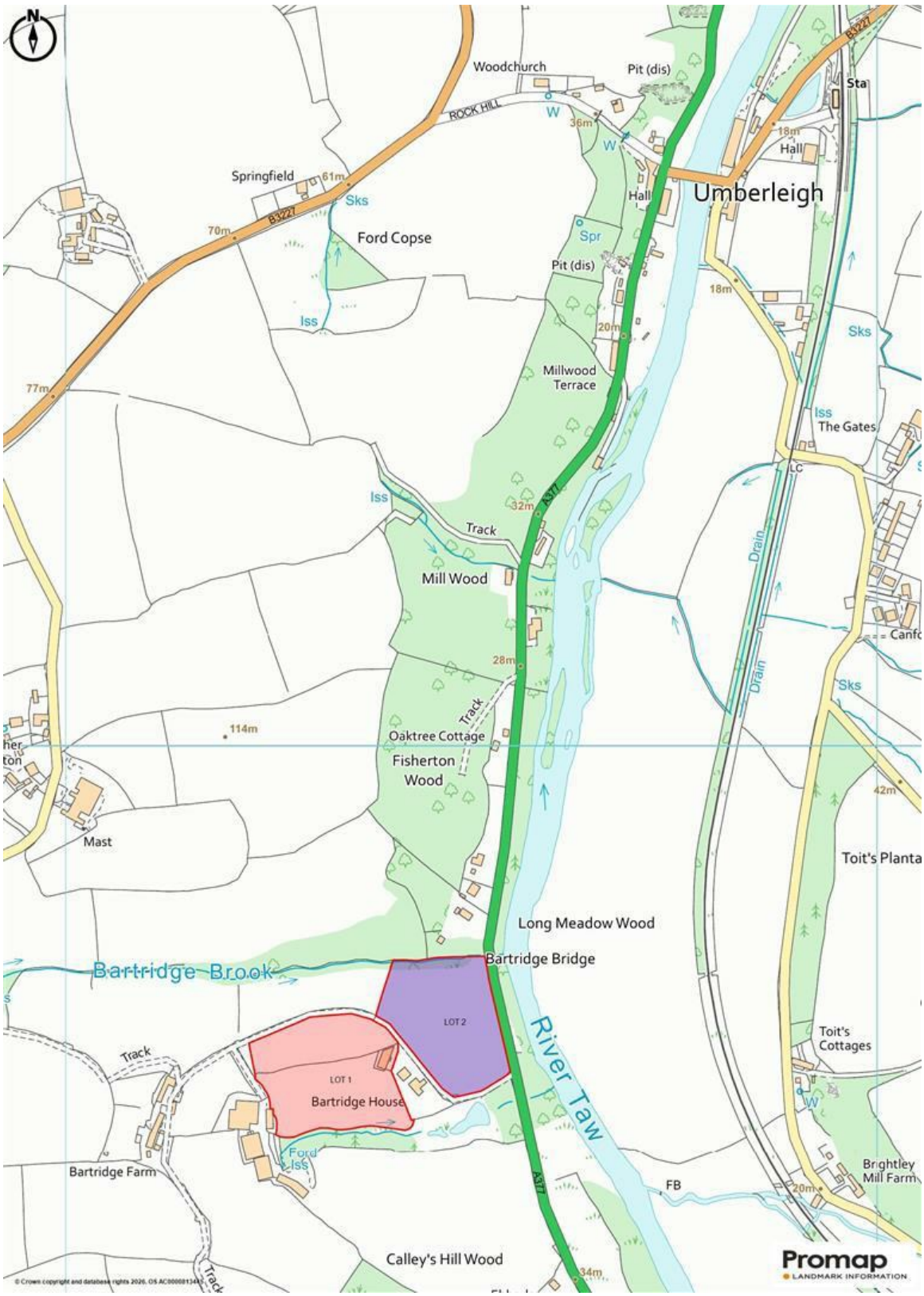
DIRECTIONS
From The Rising Sun pub in Umberleigh, proceed south on the A377 for 0.7 miles and turn right into Bartridge Lane. The entrance gate into LOT 2 will be on the right.

WHAT3WORDS
LOT 2 /// ruling.hushed.confirms

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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