

STAGS

Land on Middledown Lane , Rose Ash, South Molton, Devon EX36 4RH

A ring-fenced block of south and east facing grass land in an accessible location

Meshaw 4 miles - A361 (Moortown Cross) 4 miles - Witheridge 4 miles

• South Facing Farm Land • 38.65 Acres (15.62 Hectares) • Accessible Location • South and East Facing • Tree-lined Stream • For Sale by Private Treaty • FREEHOLD

Guide Price £320,000

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

SITUATION
The land is situated in an accessible location in North Devon, with the A361 (North Devon Link Road) at Moortown Cross just 4 miles to the north-east. The villages of Meshaw and Witheridge are both within 4 miles and Rackenford is approximately 5.5 miles to the east.

The market towns of South Molton (9.5 miles) and Tiverton (14 miles) are both within easy reach.

DESCRIPTION
The land comprises a ring-fenced block of grass land which totals approximately 38.65 acres (15.62 hectares) and lies at about 200 metres above sea level.

There are nine enclosures, all with mature hedge-bank boundaries and the land is suitable for mowing and grazing with viewings over the open countryside to the east. The land runs down to a stream which flows along the eastern boundary which is flanked by trees creating a pretty setting.

The soils are described as slowly permeable seasonally wet acid loamy and clayey soils and the land is classified as Grade 3 on the Land Classification maps.

SERVICES
There is a well situated on the land which feeds some water troughs. There is also access to a stream on the eastern boundary.

ACCESS
Access from the public highway is via a right of access for agricultural purposes only at all times with or without vehicles or animals.

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

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

RESTRICTIVE COVENANT
There is a restrictive covenant on the field nearest the access point into the land which states that the landowner is not to use the land for storing any materials or implements with the exception of the storage of agricultural implements that are actively used for the landowner's business. The covenant also states that the landowner is not to construct or erect any temporary or permanent structure on this field.









DESIGNATIONS AND LAND MANAGEMENT
The land is within a Nitrate Vulnerable Zone (NVZ) and is not currently managed within any land management or stewardship schemes.

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

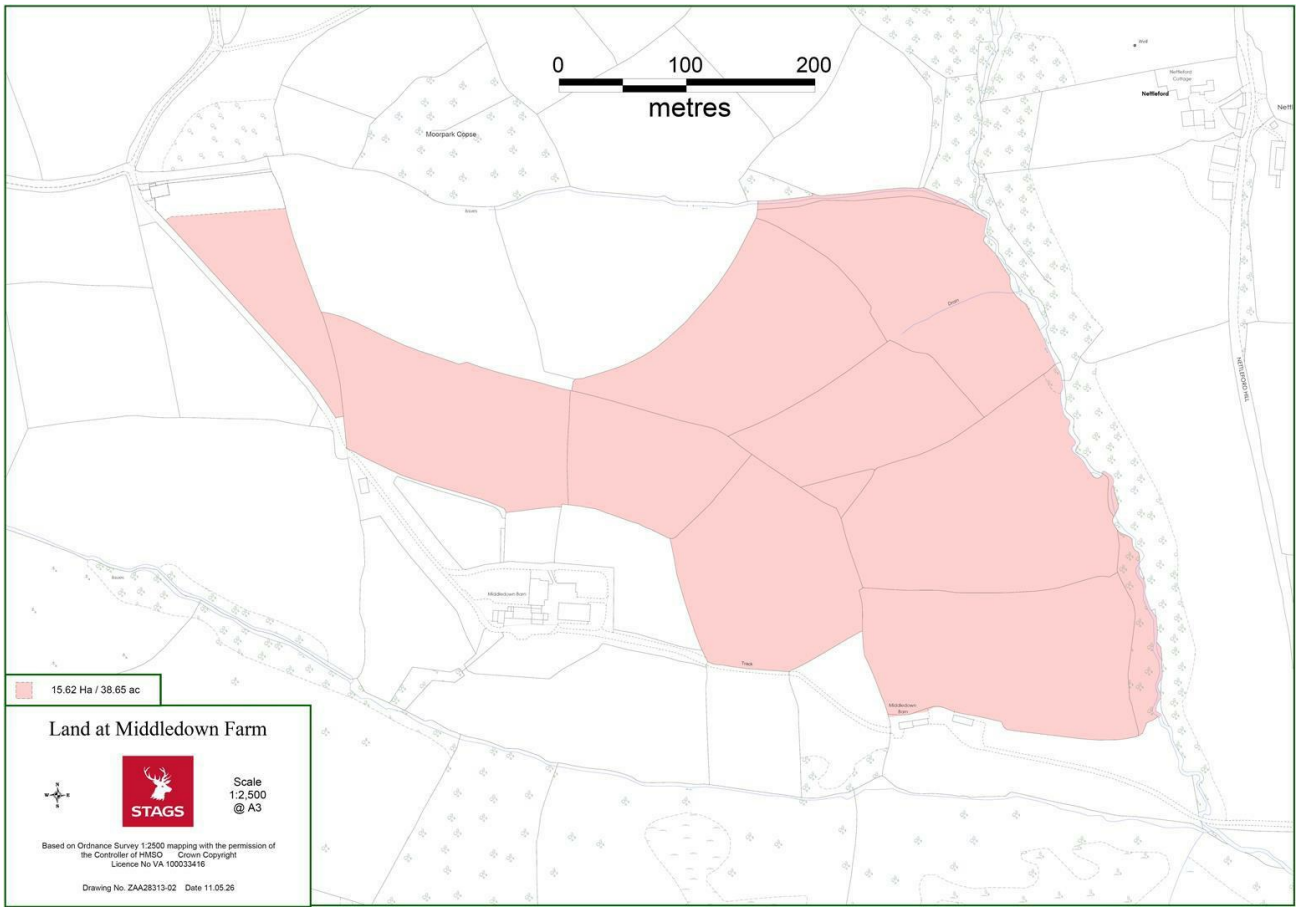
DIRECTIONS
From Gidley Cross on the B3217 between Meshaw and Witheridge continue north-east towards Rose Ash and Knowstone. Continue for 1.5 miles and at Venhay Cross turn right towards Venhay. Continue for 0.6 miles and turn left onto Maire Road (unsigned). Continue for a further 0.25 miles and the entrance leading to the land will be found on the right.

WHAT3WORDS
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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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