



### Directions

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### Small Land Plot

Plot 55, Winson Cross, Chittlehampton, EX37 9QP

Offers In The Region Of

**£12,500**

- Small Land Plot
- Superb Views
- Unfenced Pasture
- Accessible Location
- About 27m x 20m

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Overview

An opportunity to acquire a small parcel of gently sloping pastureland, some 27m x 20m, part of a large field itself with with road frontage and gated access and far-reaching views over the rolling North Devon Countryside to the pretty village of Chittlehampton and far beyond. The village has a beautiful square with many thatched cottages, its ancient Parish Church and popular village Inn.

This small plot of agricultural pastureland is set as part of a large field with road frontage and private gated access to the B3227 road that runs from the market town of South Molton with its good range of local facilities, to the east to the village of Umberleigh to the west being set on the River Taw with its primary school, train station to Exeter and Barnstaple.

The whole field is divided into similar plots with a number having been sold but we are only selling this single plot at this time.

At present this plot is not fenced but fences can be erected. The land is for agricultural use but occasional camping, motorhome or tent can take advantage of the 28 days camping rules.

The North Deovn Coast and Exmoor National Park are within 15 to 20 miles

## Services

No services on site

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970

