



Land near Stoneyford (COMM)



Cullompton Town Centre 0.7 miles - M5  
(Junction 28) 0.3 miles

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A level grass paddock positioned  
adjoining the settlement  
boundary of Cullompton

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- Land Adjoining Cullompton Settlement Boundary
- 0.81 Acres (0.33 Hectares)
- Mains Water
- Level Site
- Near to the M5 (J28)
- FREEHOLD

Guide Price £80,000

#### SITUATION

The land is situated within an area known as Stoneyford on the eastern edge of Cullompton in Mid Devon and approximately 0.3 miles west of Junction 28 of the M5 motorway.

Cullompton town centre is 0.7 miles to the west of the land.

#### DESCRIPTION

The land adjoins the settlement boundary for Cullompton and totals approximately 0.81 acres (0.33 hectares).

It comprises a level grass paddock within a primarily residential area with gates on to access lanes which adjoin both the eastern and western boundaries.

#### SERVICES

Mains water is connected to the land. There is an electricity supply pole within the land.

#### ACCESS

There are two lanes used for accessing the land which adjoin the eastern and western boundaries. These lanes lead to the A373.

#### TENURE

The land is registered on the Land Registry and is owned freehold (possessory title).

Vacant possession will be available from the completion date.

#### METHOD OF SALE

The land is offered for sale by private treaty.

#### OVERAGE

The land will be sold subject to a development uplift (overage) provision on the following terms: Upon planning consent being granted for any residential or commercial use within a 30 year period from the completion date, the sellers will receive 25% of the increase in value (assessed by an independent valuer).

#### LOCAL AUTHORITY

Mid Devon District Council. Tel: 01884 255255. [www.middevon.gov.uk](http://www.middevon.gov.uk)

#### DESIGNATIONS

The land is within Flood Risk Zone 2 and is within a Nitrate Vulnerable Zone (NVZ).

#### 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 footpaths or bridleways passing across the land.

#### LAND 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. Please contact Stags (01884 235705 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk)) to arrange an appointment.

#### DIRECTIONS

From Junction 28 of the M5 motorway at Cullompton proceed east towards Honiton on the A373. After 350 yards the entrance lane leading to the land will be found on the left.

Continue for about 80 yards the land will be found on the right.

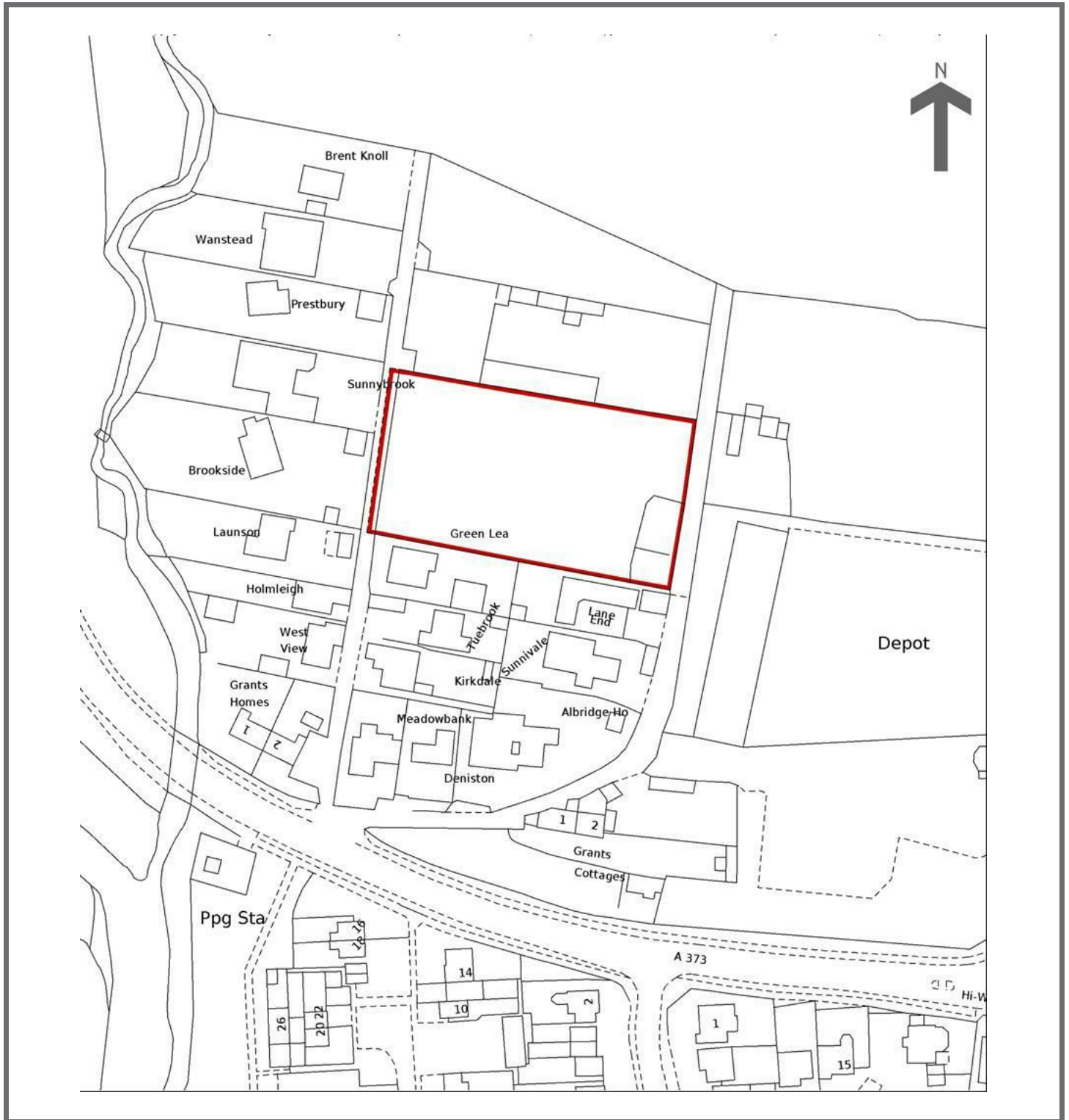
#### WHAT3WORDS

`///unlocking.alien.ladders`

#### DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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