



Land at Greenhill Cross , Poughill, Crediton, EX17 4DQ

---

About 48.90 acres of arable and pasture land with natural water supply.

Poughill 0.3 miles - Cheriton Fitzpaine 2.4 miles - Crediton 6.5 miles

- About 48.90 acres (19.80 ha) of Agricultural Land
- Arable and Pasture
- Natural Water Supply
- Freehold

Guide Price £350,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)



## SITUATION

The land lies in rural Mid Devon adjacent to Greenhill Cross, a short distance to the North of Poughill. The village of Cheriton Fitzpaine is 2.4 miles to the south-east and the market towns of Crediton (6.5 miles) and Tiverton (9 miles) are within easy reach.

## DESCRIPTION

The land totals approximately 48.90 acres (19.80 ha) and comprises level and sloping arable and pasture fields. The fields are separate by mature boundaries and stock fencing. A stream forms the Eastern boundary of the land which cuts through a small area of woodland.

The soils are described as freely draining slightly acid loamy soils. The land is predominately classed as Grade 3 agricultural land.

## SERVICES

Natural stream water supply

## ACCESS

Access to the public highway over a short section of private drive.

## TENURE

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

## METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole

## LAND MANAGEMENT

The land is not within any Countryside Stewardship agreements.

## DESIGNATIONS

The land is NOT within a Nitrate Vulnerable Zone (NVZ).

## LOCAL AUTHORITY

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

## 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 agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

There are no public rights of way crossing the land.

## LAND PLAN

A plan, which is not to scale and is not to be relied upon, is attached to these particulars.

Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## VIEWINGS

Viewing is strictly by prior appointment. Please contact Stags (01392 680059 or email: farms@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From the centre of Poughill, head North on Green Hill, sign posted "Pennymoor, Tiverton". Continue North for about 0.3 of a mile, the entrance to the land is found on the right at Green Hill Cross and is marked by a Stags sale board.

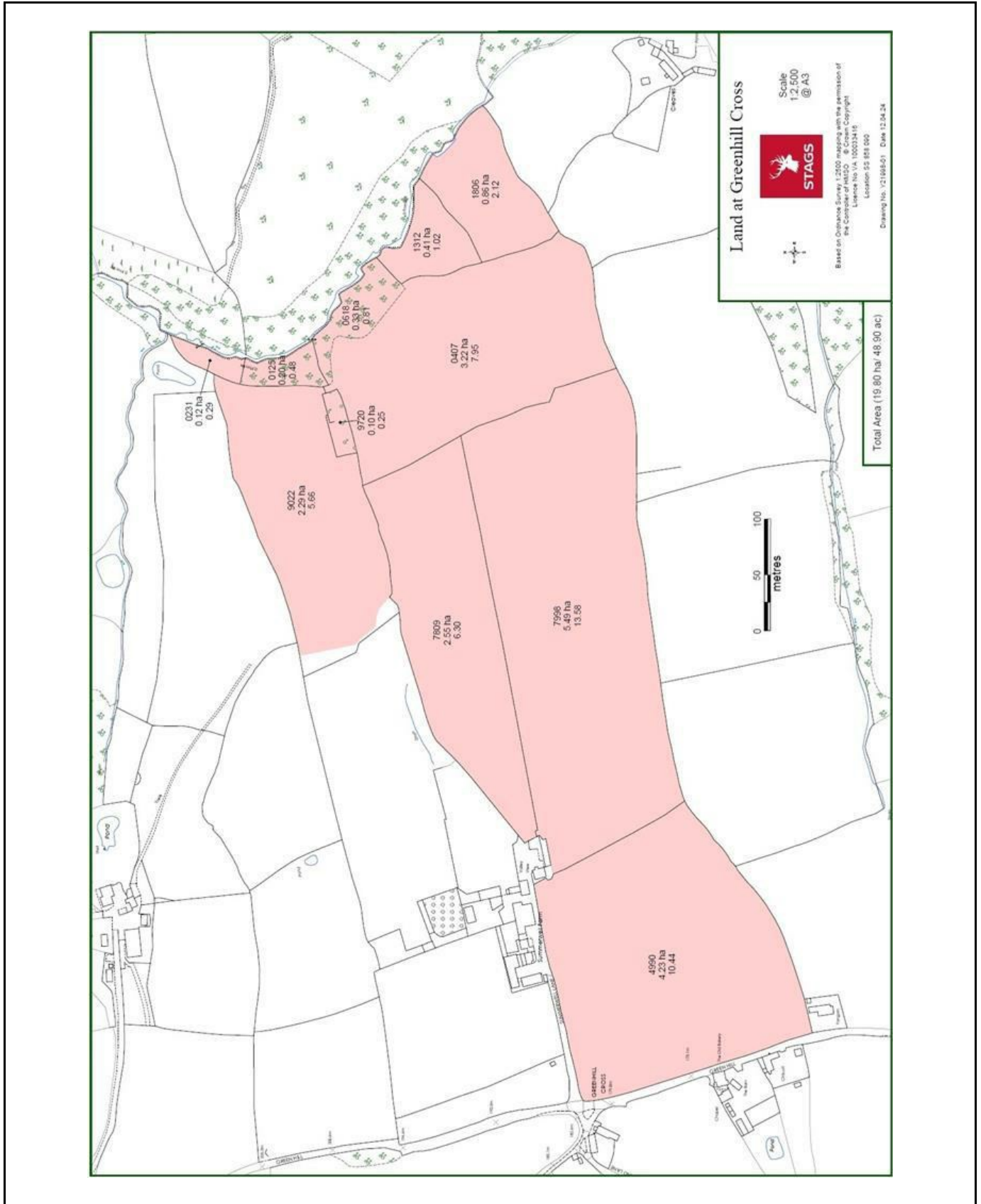
## WHAT3WORDS

///relatives.fairly.looked

## DISCLAIMER

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





@StagsProperty

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.