



Land at Cotleigh , Honiton, EX14 9HR

6.35 Acres of land with a field store and mains water

Honiton 3.8 miles - A30 at Honiton 3.2 miles - A30 at Stockland Hill Junction 3.2 miles

- 6.35 Acres
- Two pasture paddocks suitable for smallholding and equestrian uses (STP)
- Storage building
- Conservation appeal
- Mains water supply
- Freehold with vacant possession

Guide Price £120,000

01392 680059 | farmagency@stags.co.uk



SITUATION

The land is set in an attractive rural location on the eastern side of Honiton, an area classified as an Area of Outstanding Natural Beauty. The land is situated with good access links to Honiton and the A30.

The land is situated in a strong farming area, most suited for dairy and mixed farming. Honiton and Axminster are the closest towns and offer a range of shops, amenities and services that support the local population.

DESCRIPTION

The land comprises 2 pasture fields which in all extends to 6.35 acres (2.57 hectares). The fields are gently sloping and are surrounded by mature hedging and some stock fencing.

At the entrance to the land is a small field shelter.

ACCESS

The land is reached from the public highway

SERVICES

A mains water supply crosses the land. Purchasers should make their own enquiries on whether a connection will be possible.

An electrical pole is located close by but an electricity connection to the land has not been investigated.

METHOD OF SALE

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

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

BASIC PAYMENT SCHEME

BPS claims have now ended and, therefore, the property is now sold without any Entitlement to the Basic Payment Scheme or any Delinked payments.

DESIGNATIONS

The land is located in the Blackdown Hills AONB.

The land is not located in a Nitrate Vulnerable Zone.



LOCAL AUTHORITY

East Devon - www.eastdevon.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY & BOUNDARIES

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.

VIEWING

Please contact Stags Farm Agency on 01392 680059 or Honiton 01404 45885

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

At the eastern end of Honiton, by the Renault garage,

take the road signposted Cotleigh (Northcote Hill) road, proceed along this road and pass through Three Mariners Cross. Take the next left after about 0.4 miles and continue along the lane for a further 0.25 of a mile until the land is found on the left marked by a Stags sale board.

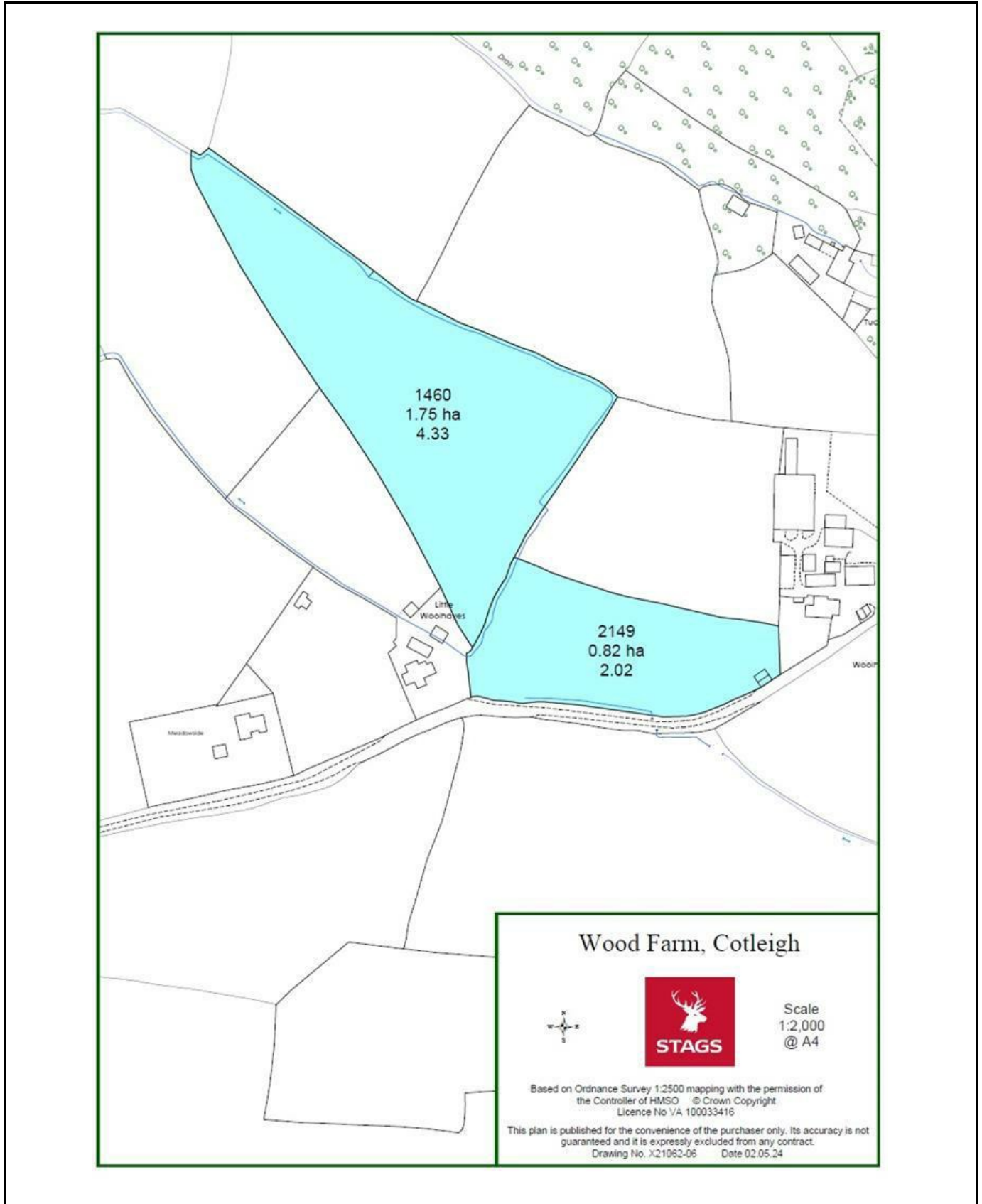
WHAT THREE WORDS

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DISCLAIMER

These particulars are a guide only and are not to 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.