



Land near Dolepark Cross LOT 1 High Bickington,
Umberleigh, Devon EX37 9BP

Two productive gently sloping arable fields.



High Bickington 1.6 miles - Burrington 2.4 miles - Dolton Beacon 3.4 miles

- Productive Arable Land • 32.13 Acres (13.00 Hectares) • Access via a Right of Way • Gently Sloping Fields Currently Growing Maize • For Sale by Private Treaty • FREEHOLD

Guide Price £310,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land lies approximately 1.6 miles to the south of High Bickington in North Devon, just off the B3217 between High Bickington and Dolton Beacon (3.4 miles). The village of Burrington is approximately 2.4 miles to the south-west.

The North Devon towns of Great Torrington (8.5 miles), Barnstaple (10.5 miles) and South Molton (12.5 miles) are all easily accessible from the land.

DESCRIPTION

LOT 1 totals approximately 32.13 acres (13.00 hectares) and includes two gently sloping fields which are currently being used to grow maize and would also be suitable for growing a variety of cereal crops.

The soils are described as freely draining slightly acid loamy soils and the land is classified as Grade 3, lying at about 170 to 190 metres above sea level.

On the western boundary there is a strip of mature deciduous woodland which runs down to a stream.

ADDITIONAL LOT AVAILABLE

LOT 2 totals approximately 5.31 acres (2.15 hectares) and comprises a mixture of young woodland and mature

woodland which adjoins a stream. The young woodland was planted in circa 2002 under a Farm Woodland Premium Scheme (FWPS) and includes mostly native deciduous trees including oak, beech, ash and silver birch.

The mature woodland lies adjacent to the northern boundary and includes some beech and birch trees with ferns and other flora on the ground.

ACCESS

Access to Lot 1 is via a right of way over an existing track from the public highway (B3217).

SERVICES

There is a mains water connection to Lot 1.

TENURE

The land is owned freehold. Vacant possession will be available on Lot 1 following the harvesting of the growing maize crop.

METHOD OF SALE

The land is being offered for sale by private treaty.

LOCAL AUTHORITY

North Devon District Council (www.northdevon.gov.uk).



LAND MANAGEMENT

The land within Lot 1 is currently within a Countryside Stewardship agreement (Mid Tier). There are no management options affecting the land being sold.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

SPORTING AND 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 through the land.

LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Strictly by prior appointment with Stags. Please call: 01271 322833 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

For Lot 1, from High Bickington proceed south on the B3217 for approximately 1.6 miles and shortly after passing Dolepark Cross, the entrance track to the lane will be found on the right. Continue to the end of the track and the entrance gate into Lot 1 will be found on the right.

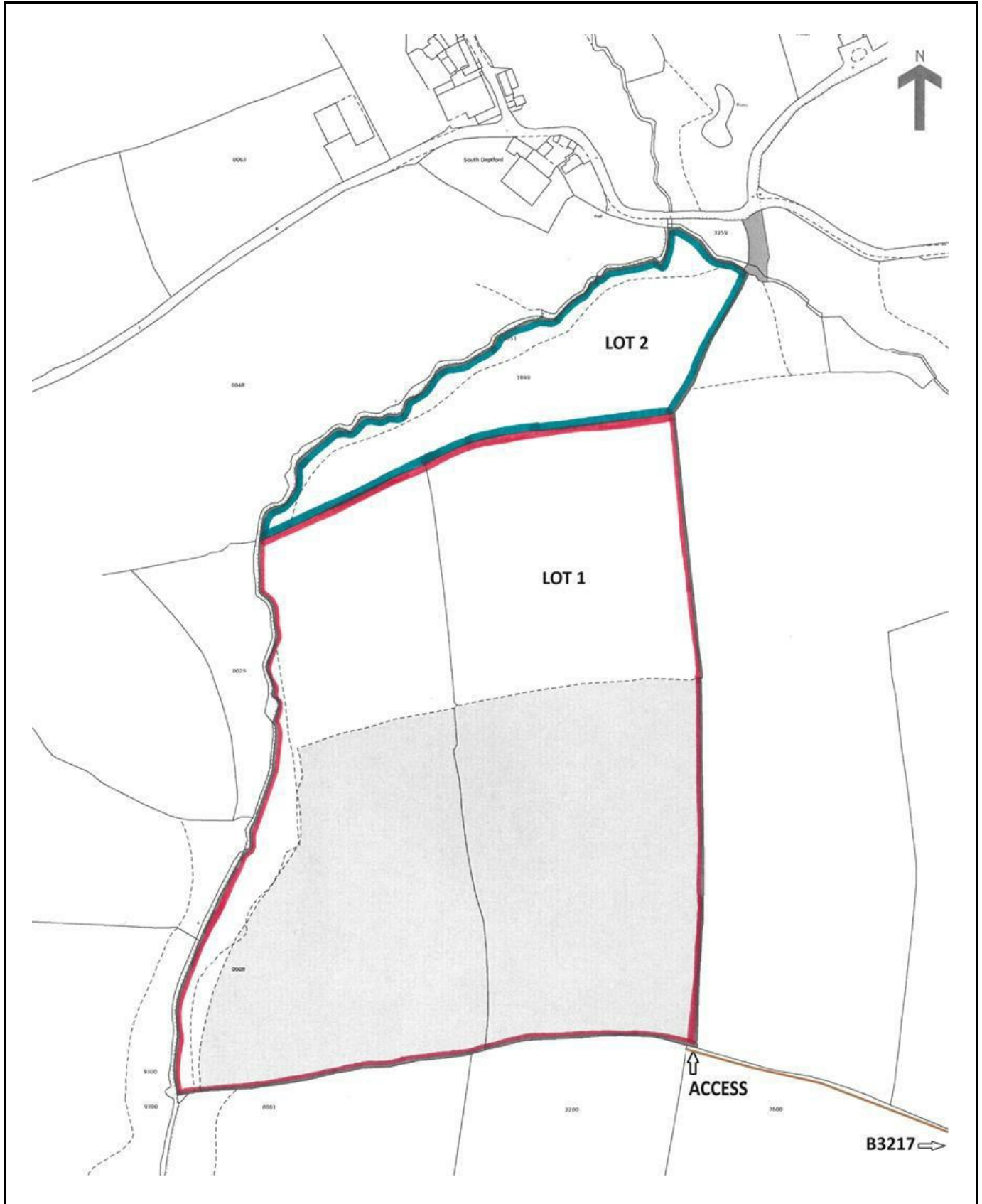
WHAT3WORDS

LOT 1: grips.officers.vehicle

DISCLAIMER

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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