



Evans Wood , Stoodleigh, Tiverton, Devon EX16 9QQ

A gently sloping grass paddock and an attractive mixed wood with a forestry store

Stoodleigh 2.5 miles - Tiverton 7.5 miles - A361 1.5 miles

• Accessible Location • 4.05 Acres (1.64 Hectares) • Mature Deciduous Woodland • Gently Sloping Paddock • Open Fronted Store • For Sale by Private Treaty • FREEHOLD

Offers In Excess Of £75,000

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SITUATION

The land and woodland is situated in a rural yet accessible location in mid Devon, approximately 2.5 miles south-west of the village of Oakford and 2.5 miles west of the village of Stoodleigh.

The A361 (North Devon Link Road) can be accessed within 1.5 miles and provides a good road link to Tiverton (7.5 miles) and the M5 motorway (Junction 27).

DESCRIPTION

Evans Wood is an attractive mix of pasture and woodland which totals approximately 4.05 acres (1.64 hectares) and includes a forestry store / shelter.

The woodland is part of a larger wood known as Great Wood and includes some well-spaced mature oak and silver birch trees. There is a varied flora on the woodland floor, including bluebells and wild garlic during the spring months and it is a very appealing place to be when the afternoon and evening sun streams through the trees.

The grass paddock totals approximately 1.26 acres and is very gently sloping with a small area of younger trees planted in a copse towards the south-western end of the land. The FORESTRY STORE / SHELTER (Approximately 30' x 20') has a timber frame with a steel sheet roof and is open fronted and clad with timber on three sides.

SERVICES

There are no mains services connected to the land. There is a borehole on the land which has been drilled, sleeved and capped off. It has a concrete base and a manhole cover. There is currently no pump installed.

ACCESS

Access to the land from the public highway is via a right of way over the tracks adjoining the south-western and eastern boundaries. Access over these tracks is for all purposes in connection with the use of the property and is subject to paying a fair proportion of the cost of repair, according to use.

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, as one lot.

RESTRICTIVE COVENANT

The land is subject to the following restrictions contained in a transfer from a previous owner:

The land is not to be used for:

- clay pigeon shooting, rough shooting or pest control in such a way as to be a nuisance.
- racing with cycles or motorised vehicles.
- a commercial camp site.
- business purposes other than forestry.

The purchaser must not cause any damage to access tracks other than fair wear and tear and must not sell or lease the land in more than one part.



PLANNING

Planning consent for the Forestry Store / Shelter was approved on 27th February 2020 under reference 20/00007/PNFG. There is no planning consent for the outdoor kitchen.

LOCAL AUTHORITY

Mid Devon District Council. Tel: 01884 255255. www.middevon.gov.uk

LAND PLAN

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

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 across the land.

SPORTING AND MINERAL RIGHTS

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

VIEWING

Viewing is strictly by prior appointment. Please contact Stags (01884 235705 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From Tiverton, proceed west on the A361 towards Barnstaple. After about 5.5 miles, turn right at Stonelands Cross and continue to Broadmead Cross.

From here, head straight ahead (following signs to Oakford), continue for one mile and the entrance gate into the woodland will be found on the left.

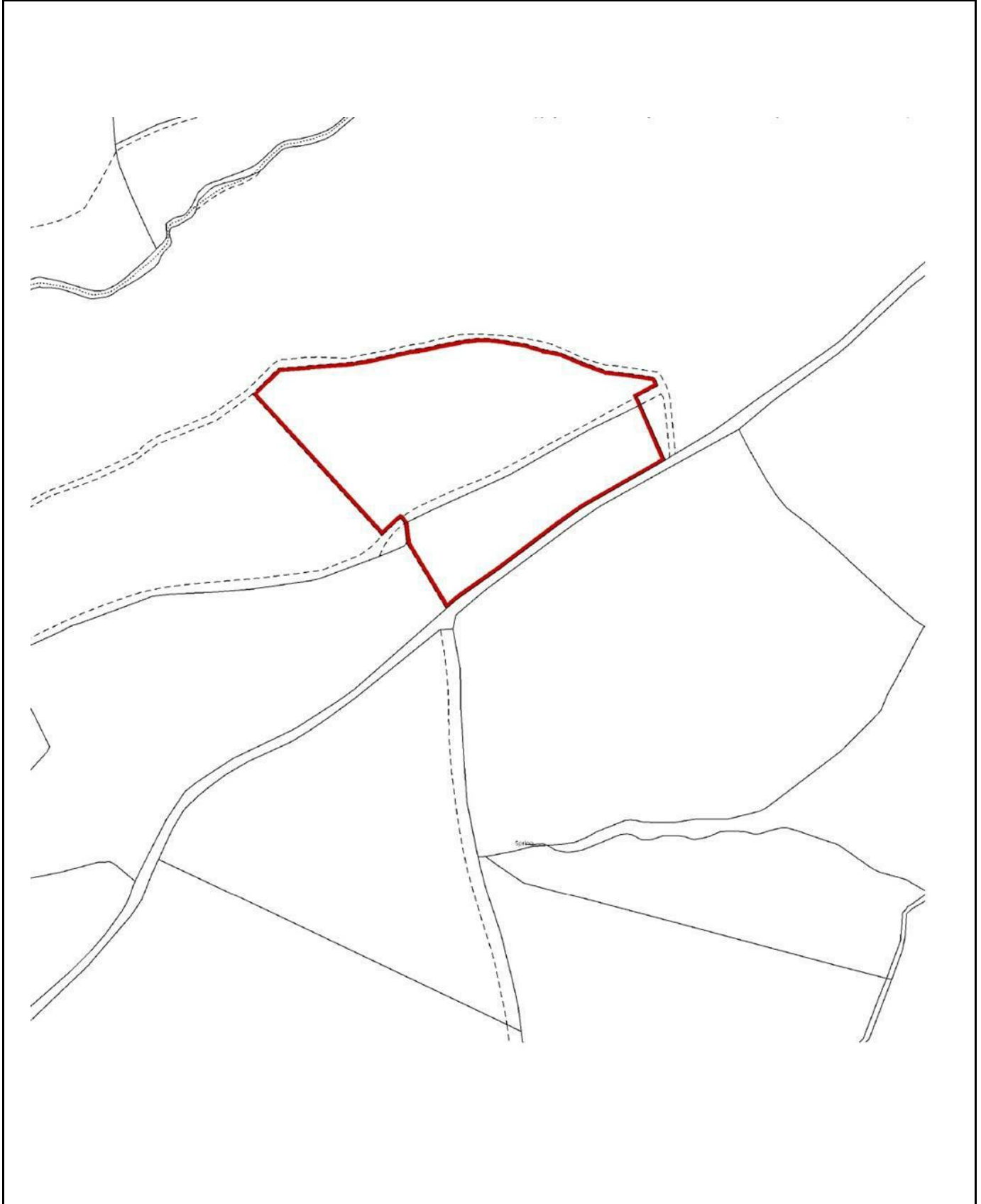
WHAT3WORDS

Reference/// cubic.folks.disposal

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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