



Land near Coldridge , Crediton, Devon EX17 6BE

About 18 acres of arable and pasture land



Coldridge 1.3 miles - A377 at Morchard Road 2.7 miles - Crediton 8.5 miles

- 18.11 Acres of arable and pasture land
- Road frontage
- Accessible location
- Freehold

Guide Price £180,000

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SITUATION

The land lies north of the B3220 about 1.3 miles south east of Coldridge in Mid Devon. The A377 at Morchard Road can be reached about 2.7 miles to the east and Winkleigh is 8.5 miles to the west.

Crediton lies a short distance to the east which has amenities and services typical of a small market town including various shops, schools, a leisure centre, agricultural merchants, churches and other convenience stores.

The surrounding countryside is mostly used for arable and livestock farming. The fields lie within Grade 3 land and the soils are described as freely draining, slightly acid loamy.

DESCRIPTION

The land comprises two fields which together extend to about 18.11 acres. In recent years the southern field has been used for arable cropping on rotation and the northern field has been under pasture. The fields are

surrounded by mixed hedges with road frontage to the south and slope gently to the north east.

The northern parcel can be reached by a connecting gate between the two fields or by Cleaveanger Lane which is an unmetalled track.

Situated in the most northern corner of the land is a corrugated steel field shelter. The structure would require repair to bring it back to a functional use.

ACCESS

The land is reached directly from the public highway. Access to the northern field is by a established right of way over Cleaveanger Lane .

SERVICES

There are no services connected.

METHOD OF SALE

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



TENURE AND POSSESSION

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

LOCAL AUTHORITY

Mid Devon District Council (www.middevon.gov.uk)

DESIGNATIONS

The land is located with a Nitrate Vulnerable Zone

ENVIRONMENTAL SCHEMES

There are no active environmental scheme agreements on the land

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 electricity poles on the land.

PLANS & BOUNDARY FENCES

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

VIEWING

Please contact Stags Farm Agency on 01392 680059 to arrange a viewing appointment.

DIRECTIONS

From Morchard Road, take the B3220 towards Coldridge. After about 2.7 miles the land is found on the right hand side and is marked by a Stags sale board. What3words: ///decompose.haunts.division

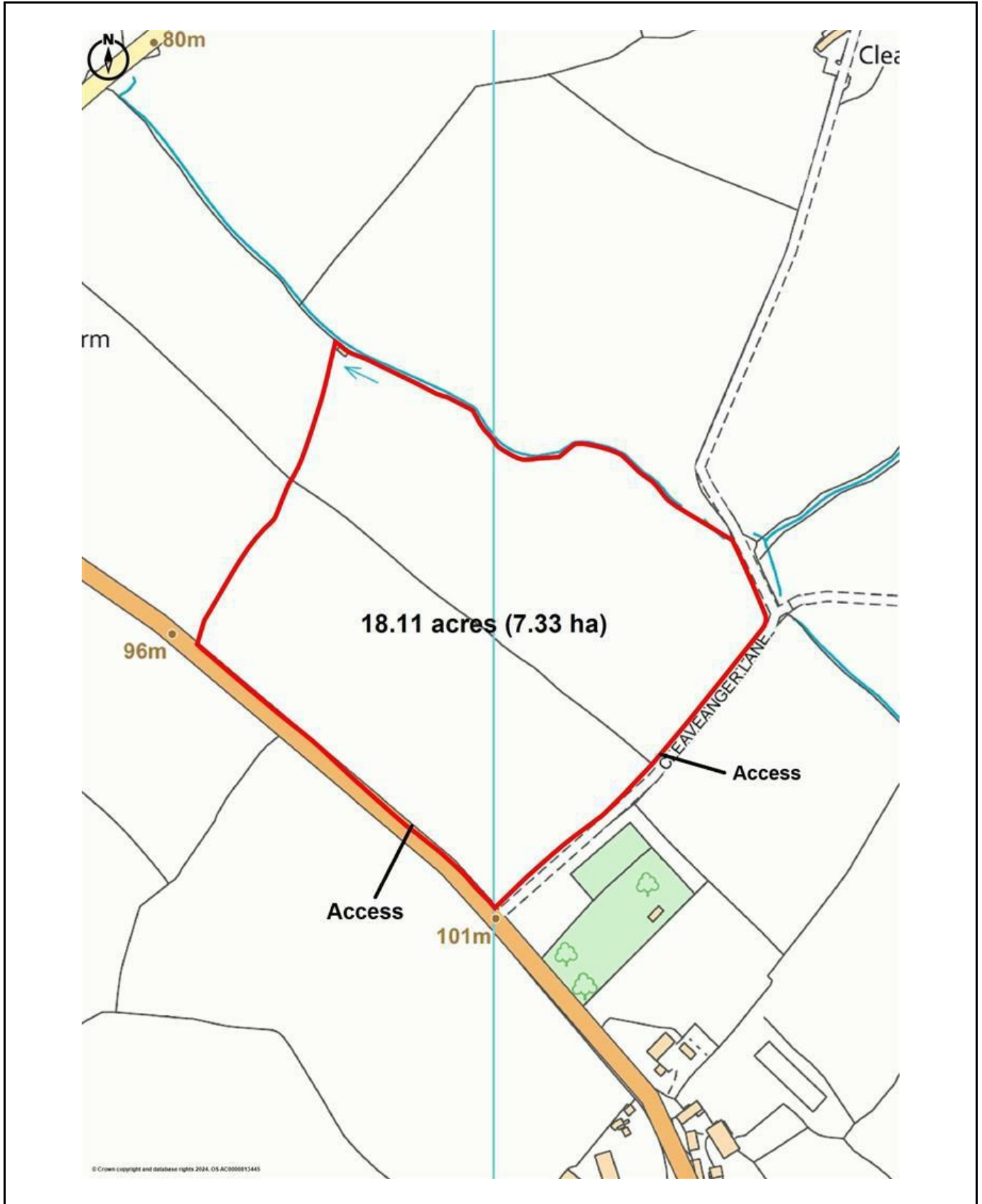
WARNING

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

DISCLAIMER

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





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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.