



Land north of Clayhidon , Hemyock, Cullompton, Devon EX15 3UZ

A mixture of productive arable and grass land with some woodland and rough grazing in a very accessible location within the Blackdown Hills

Hemyock 3 miles - Wellington (town centre) 3 miles - M5 (J26) 2.7 miles

• Level Pasture & Arable Land • 71.11 Acres (28.78 Hectares) • Sloping Woodland and Rough Grazing Land • Direct Road Access • Mains Water • Planning Approved for an Agricultural Building • Small Timber Storage Building • For Sale By Private Treaty. FREEHOLD

Guide Price £650,000

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SITUATION

The land is situated within the Blackdown Hills Area of Outstanding Natural Beauty (AONB) and within the parishes of Hemyock and Clayhidon on the border between Devon and Somerset.

The mid Devon village of Hemyock and the Culm Valley lie approximately 3 miles to the south-west of the land and the town of Wellington is 3 miles to the north. There is access to the M5 motorway at Junction 26 within 2.7 miles.

DESCRIPTION

The land comprises a mixed block of productive pasture and arable land, with areas of woodland and rough grazing situated at about 250 metres above sea level and with very good road access.

In total the land extends to 71.11 acres (28.78 hectares) and is mostly south-facing, with three level fields adjoining the road to the north which are currently used for grazing, but two of which have been used to grow oats in previous years.

The two central fields are both used for grazing with one forming a natural bowl / amphitheatre and enclosed with mature boundary trees and there is one further pasture field which is gently sloping with a south-facing aspect. There is also a small timber storage building.

The southern section includes sloping rough grazing land and

woodland, with some mature trees and some naturally regenerated areas of woodland near to a stream on the southern boundary. This part of the land is more sloping with a south-east facing aspect.

Planning consent was approved for a general purpose agricultural building measuring 18.3m x 18.3m.

ACCESS

There is direct access from the public highway.

SERVICES

Mains water (metered) is connected.

METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

TENURE

The land is owned freehold and is registered on the Land Registry under two title numbers. Vacant possession is available from the 1st January 2025.

DESIGNATIONS

The land is within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). There are no Sites of Special Scientific Interest (SSSI) and the land is not within a Nitrate Vulnerable Zone (NVZ).

RESTRICTIVE COVENANTS

The following restrictive covenants affect part of the land but does not affect the two fields against the eastern boundary.



Not to allow any caravan or mobile home to be kept on the property and not to allow any gathering, concert or festival of any description on the property without the consent of the neighbouring property owner, such consent not to be unreasonably withheld.

PLANNING

Planning consent was approved for a general purpose agricultural building on the 26th January 2018 (reference: 17/01861/FULL). Conditions 3 and 4 were discharged on the 13th November 2018 and we are informed by the seller that footings for the building were dug within three years of the planning consent being approved.

LOCAL AUTHORITY

Mid Devon District Council.

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.

BOUNDARY PLANS

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.

VIEWING

Strictly by prior appointment with Stags. Call: 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From the A38 (Wellington Bypass) proceed south along Ford Street towards the Blackdown Hills and up the hill to the crossroads. Having reached the crossroads at the top of Ford Street turn right and the entrance into the land will be found on the left after 170 yards.

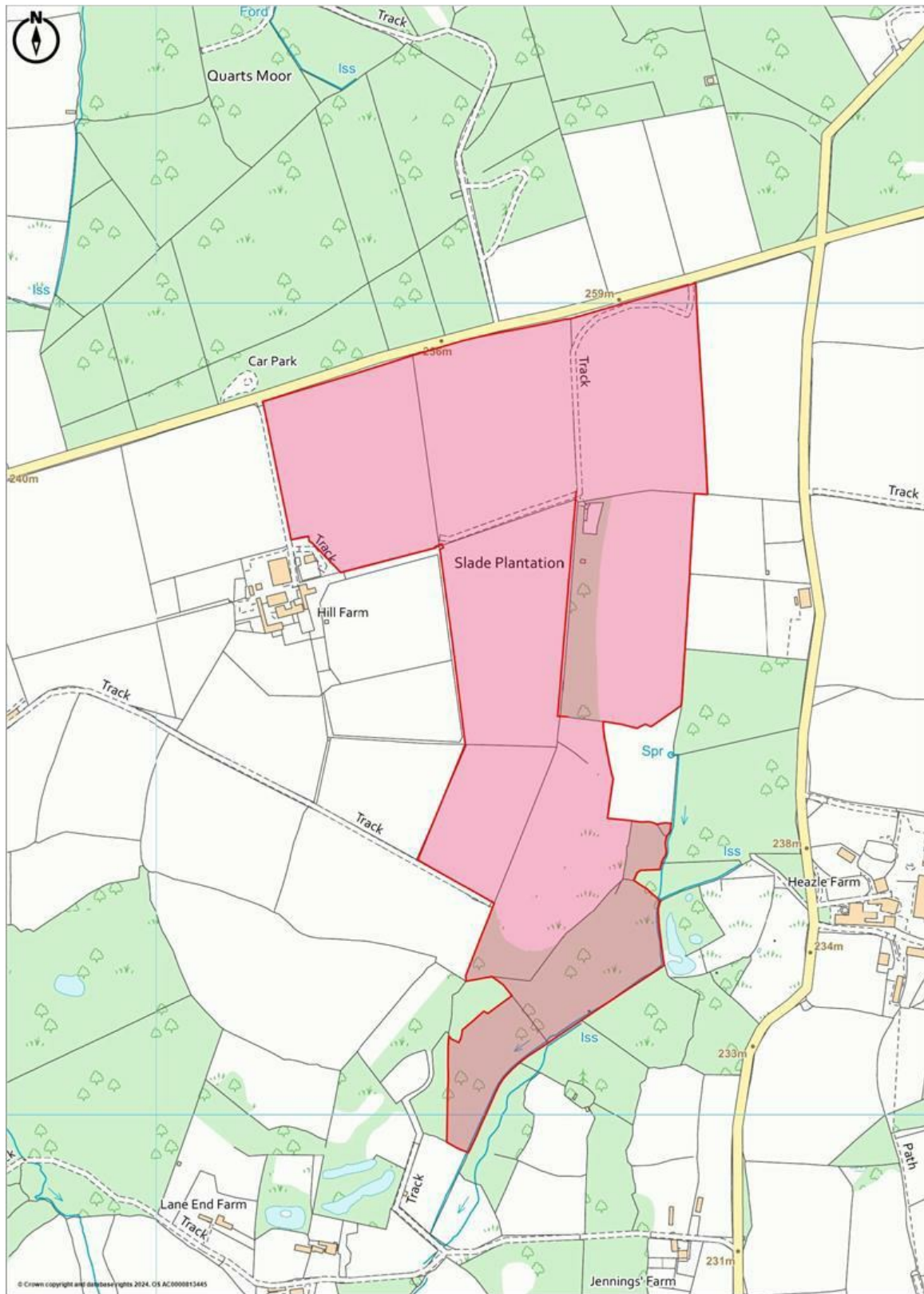
WHAT3WORDS

Reference/// miracles.juicy.satellite

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. The services 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. 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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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.