



Land South of Morchard Bishop , Morchard Bishop, Crediton,
Devon EX17 6SG

A pasture paddock of about 0.63 of an acre

Morchard Bishop 0.6 mile - Copplestone 4 miles - Crediton 8 miles

• 0.63 of an acre • Paddock pasture • Road frontage • Close to
village • Freehold

Guide Price £35,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land parcel is situated about 0.6 of a mile south of Morchard Bishop on Polson Hill at the junction for Rixey Lane. The public highway abuts the land to the east and reaches south to Morchard Road and Copplestone (about 4 miles south)

Morchard Bishop is a popular village with local amenities including a Church, school, pub, village store and medical practice.

The market town of Crediton lies about 8 miles south east where more extensive services, shops, amenities, hospitality venues and leisure facilities can be accessed.

DESCRIPTION

The land extends to about 0.6 of an acre of gently sloping pasture surrounded by mature hedges and trees.

There is a small livestock handling area within the entrance to the land.

The land has most recently been grazed by livestock but suggests other uses, some of which could be subject to planning permission.

SERVICES

No services connected

It is understood that mains power and water are situated in the adjoining roadside (services subject to connection).

ACCESS

Direct access from the public highway

TENURE AND POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Mid Devon District Council (www.middevon.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

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.



PLANS & BOUNDARY FENCES

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

The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059.

WARNING

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

DIRECTIONS

From the centre of Morchard Bishop and at the London Inn, head south of Polson Hill for about 0.6 of a mile before arriving at the land on the right, opposite Rixey Lane.

What3words:///fatigued.steeped.limit





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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.