

Land on Butcombe Lane , Morchard Bishop, Crediton, Devon EX17 6RX

An undulating mixture of productive grass land and woodland running down to a stream

Morchard Bishop 2.5 miles - Copplestone 5 miles - Crediton 6.4 miles - Witheridge 6.5 miles

Productive Farm Land & Mixed Woodland
39.23 Acres (15.88
Hectares)
Access to a Stream
Two Gates on to Concrete Lane
Views over Open Countryside
For Sale by Private Treaty
FREEHOLD

Guide Price £325,000

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STAGS

SITUATION

The land lies in rural Mid Devon, approximately 2.5 miles to the south-east of the village of Morchard Bishop and 5 miles to the north-east of Copplestone on the A377. The market town of Crediton is 6.4 miles to the south and the village of Witheridge is 6.5 miles to the north. Tiverton is 15 miles to the east.

DESCRIPTION

The land comprises a mixture of productive grass land and woodland which lies at about 150 metres above sea level and extends in total to approximately 39.23 acres (15.88 hectares).

The grass land is all within one large field which totals 29.28 acres and has been used for mowing during recent years and has been grazed in the past. The land is undulating and has a mostly north-west facing aspect with two gateways onto Butcombe Lane.

The soils are described as freely draining acid loamy soils over rock and the land is classified as Grade 3.

The woodland totals approximately 9.95 acres and runs down to a stream on the north-west boundary. Tree species include beech, oak, ash, silver birch and holly and there is an abundance of flora on the woodland floor.

SERVICES

There are no services connected to the land.

ACCESS

Access to the land is via Butcombe Lane, a concrete lane which links to the public highway. The sellers and their family have used Butcombe Lane as the sole route of the access to the land since 1953 and during that time access has not been interrupted and no maintenance payment for the upkeep of the lane has been requested.

METHOD OF SALE

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

TFNURF

The land is owned freehold and vacant possession is available from the completion date.

DESIGNATIONS

The land is not within a Nitrate Vulnerable Zone (NVZ) and is not within a Site of Special Scientific Interest (SSSI).

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 PLAN

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

VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From Crediton take the A3072 signposted towards Tiverton and take the first turning on the left signposted to Sandford. Before reaching Sandford turn left at West Lodge Cross, signposted to Newbuildings / Morchard Bishop and continue along this road, passing through the village of Newbuildings following signs to Morchard Bishop.

Continue for approximately 1.5 miles and at Spire Lake Cross turn right signposted to Black Dog. After approximately 1 mile

turn right onto Butcombe Lane (unsigned), continue for 0.8 miles and the land will be found on the left.

WHAT3WORDS

Reference /// reboot.union.albatross

DISCLAIMER

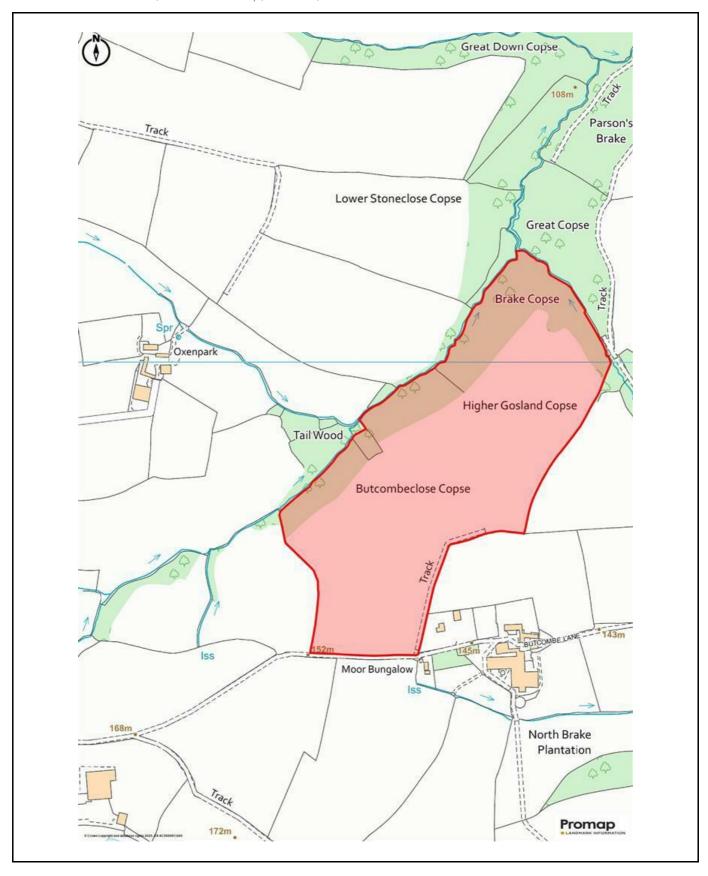
These particulars are a guide only and are not to be relied upon for any purpose.















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