



Land near Eaglescott Airfield , Burrington, Umberleigh, Devon
EX37 9LH

A level field with mobile pig arks and a small area
of woodland running down to a stream

High Bickington 2.8 miles - Umberleigh 6.3 miles - Great Torrington 8.5
miles

• Level Farm Land with a Small Area of Woodland • 9.74 Acres (3.94
Hectares) • Mains Electricity Connected • Borehole Water (with UV
Filter) • Mobile Pig Arks • Fenced Paddocks • For Sale by Private Treaty

Guide Price £150,000

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SITUATION

The land adjoins Eaglescott Airfield and is situated within the parish of Burrington in North Devon, approximately 3.5 miles to the west of the village of Burrington and 2.8 miles to the south of High Bickington.

There is good access to the surrounding road networks with the B3217 very nearby and the A377 at Umberleigh (6.3 miles) and A3124 at Dolton Beacon (2.9 miles) within easy reach. The nearest town is Great Torrington which is 8.5 miles to the west of the land.

DESCRIPTION

The land totals approximately 9.74 acres (3.94 hectares) and comprises a level field and a small area of woodland. The land lies at about 190 metres above sea level and has been used for rearing pigs and grazing horses. There are a number of mobile pig arks and the land has been recently fenced to create paddocks to manage the grazing.

The woodland includes mostly deciduous trees and runs down to a stream which forms the western boundary. Mains electricity is connected to the site and water is supplied by a borehole (with UV filter).

The soils are described as a mixture of slowly permeable seasonally wet acid loamy and clayey soils and freely draining slightly acid loamy soils. The land is classified as Grade 4.

Currently sited on the land are two stable buildings (with seven 12' x 12' stables) and a mobile home which do not currently have planning consent but are the subject of a planning appeal by the sellers.

ACCESS

Access to the land is via a right of way over the track which serves Eaglescott Airfield.

SERVICES

Mains electricity is connected. A borehole (with UV filter) provides water. The mobile home has LPG heating and private drainage.

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.



DESIGNATIONS & LAND MANAGEMENT

The land lies in a Nitrate Vulnerable Zone (NVZ). There are no land management agreements in place.

PLANNING

A retrospective planning application for the retention of the caravan accommodation with rural enterprise workers' tie for a temporary trial period, and associated agricultural building works was refused by North Devon District Council (Reference: 80521). The sellers intend to appeal this decision.

LOCAL AUTHORITY

North Devon District Council. The sellers pay council tax for the mobile home (Band A).

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 High Bickington proceed south on the B3217 and after approximately 2.4 miles turn left signed towards Ashreigney. Continue past the Burrington Radar Station and after 0.4 miles turn right at Burrington Moor Cross signed towards Riddlecombe. Continue for 0.3 miles and turn right into Eaglescott Airfield. Continue along this track to the end where the land will be found.

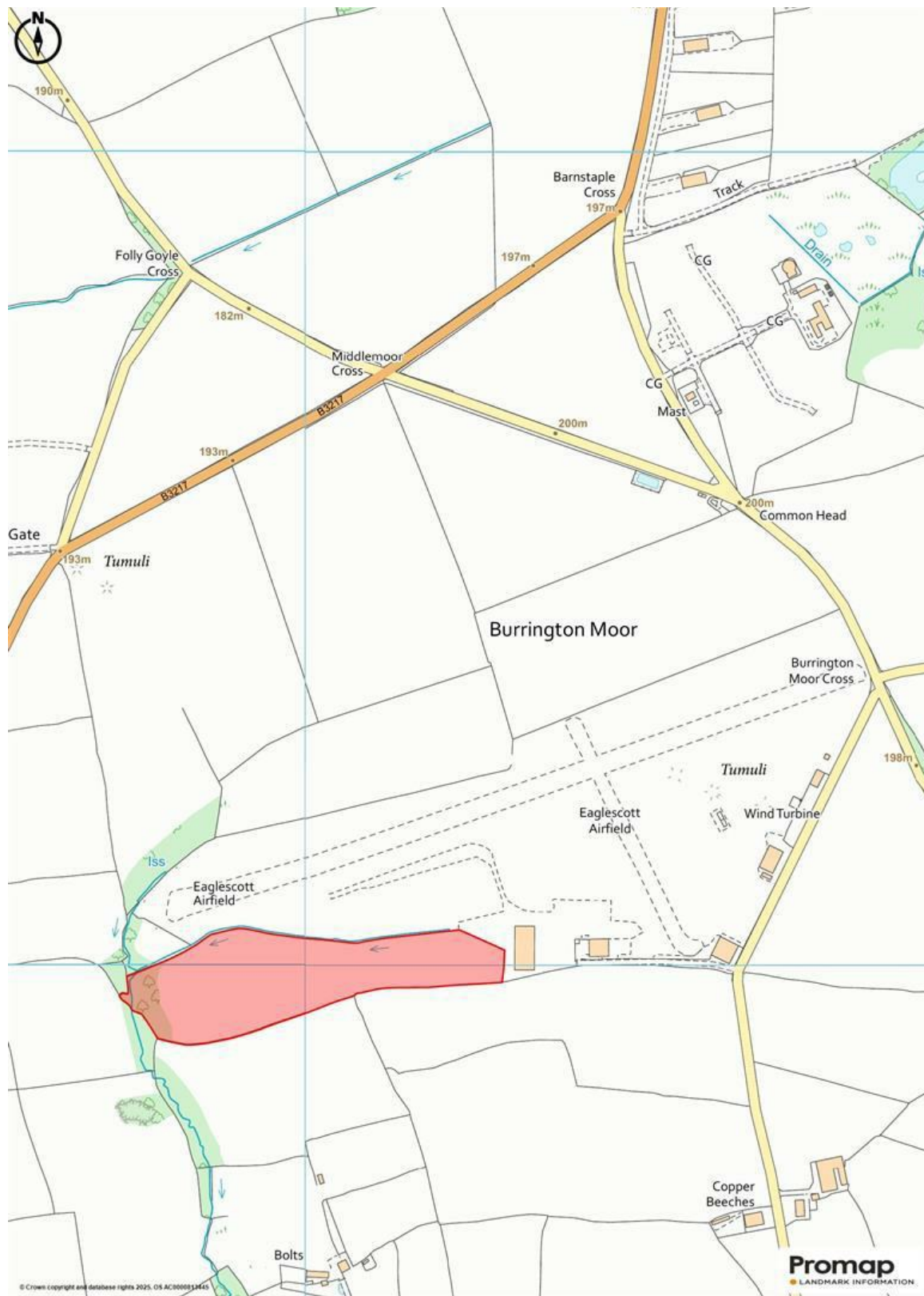
WHAT3WORDS

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DISCLAIMER

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