



The Paddock Millham Lane, Dulverton, TA22 9HQ

A 3.035 acre paddock divided into two enclosures with water, gated road access, a field shelter and an orchard.

Close to Dulverton Town. Tiverton 12 Miles. Taunton 26 Miles

- 3.035 Acres • Field Shelter • Gated Road Access • Water • Two Enclosures • Well Fenced • Orchard

Guide Price £75,000

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SITUATION

The paddock is set in a quiet and private location close to the centre of Dulverton town which has many amenities. Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with two churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, which is some 14 miles distant, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 25 miles away. The University and cathedral city of Exeter lies 29 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

DESCRIPTION

The land totals to 3.035 acres and comprises of two enclosures with gated road access, water, a timber field shelter and a small orchard. The top enclosure is pasture with a small fenced orchard of apple trees and fruit bushes. There is a water tap in this orchard. The lower field is currently a wild flower meadow. The boundaries are mostly earth hedge-banks.

SERVICES

There is water connected to the land. Electricity could be connected to the land as the power lines run along the boundary.

FREEHOLD

Freehold with vacant possession on completion.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way.

PLANS & BOUNDARY FENCES

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.

DIRECTIONS

On entering Dulverton from the south on the B3222 continue over the river bridge and turn right after a short distance into Chapel Street, which follows on into Millham Lane. Pass the sports field and immediately after the tennis courts you will the entrance gate into the paddock on the right hand side.

WARNING

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

OVERAGE

The land is likely to be sold subject to a development uplift (overage) provision on the following terms: Upon planning consent being granted for any residential or commercial use within a 30 year period from the completion date, the sellers will receive 25% of the increase in value (assessed by an independent valuer).



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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.