



Paddock at Hawkwell Cross East Anstey, Tiverton, EX16 9JJ

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An opportunity to purchase a paddock on the outskirts of East Anstey. 0.507 acres.

Edge of East Anstey Village. Dulverton 4.5 miles. Tiverton 12 miles.

• Enclosed level paddock • 0.507 acres • Gated road access • Freehold

Offers In Excess Of £25,000

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## SITUATION

The paddock is situated at Hawkwell Cross close to the village of East Anstey. East Anstey has a primary school and a village church. It is situated on the edge of the Exmoor National Park, which offers endless opportunities for walking and riding. Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, library, primary school, three churches, doctors, veterinary and dental surgeries. There are also good recreational facilities.

## DESCRIPTION

The land extends to 0.507 acres in total and has gated access onto the highway. It is level land and bordered by banks and hedges with fencing.

## LOCAL AUTHORITY

Somerset Council

## SERVICES

They are no services connected to the property, but mains water and electricity is nearby.

## TENURE

Freehold.

## WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone poles, wires, stays, cables, etc; or any water or drainage pipes, etc either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

## AGENTS NOTE

A water pipe and underground telephone cable supplying a neighbouring property crosses the land.

## VIEWING

Strictly by appointment with the agents please. Viewing is permitted on foot during daylight hours only, with sales particulars in hand. Those parties viewing the land are requested to close the gate on entering and leaving the paddock as well as having respect for the Country Code and keeping dogs on leads and children under strict supervision. There may be stock on the land and therefore those people viewing do so entirely at their own risk.

## DIRECTIONS

Following the A361 from the M5, on reaching signs for Tiverton turn right at the roundabout signed Bampton. Continue along the Exe Valley through the village of Cove. On reaching the Exeter Inn follow the A396 turning left at the roundabout for Minehead and Dulverton. Continue along the valley. On reaching the Black Cat Garage follow the B3327 signed South Molton. Cross the river Exe and continue for 4 ½ miles. On reaching Woodburn Cross turn right signed East Anstey. Follow signs to East Anstey along Oldways Road and the property will be found on the edge of East Anstey on the right hand side of the road.

## WHAT3WORDS

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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.