STAGS

Land part Waddington Farm , Chulmleigh, Devon EX18 7DU

Approximately 63.96 acres of gently sloping arable and pasture land with direct road access.

Chulmleigh 2.7 miles - South Molton 6.3 miles - Barnstaple 17 miles

• South-West Facing Farm Land • 63.96 Acres (25.88 Hectares) • Direct Road Access • Natural Water • Small Area of Woodland • For Sale by Private Treaty • FREEHOLD

Guide Price £450,000

01769 572263 | south-molton@stags.co.uk

SITUATION

The land is located in north Devon between South Molton and Chulmleigh, a short distance to the south of Garland Cross. The village of Kings Nympton lies 2.6 miles to the north-west whilst the town of Chulmleigh is approximately 2.7 miles to the south-west. The market town of South Molton is 6.3 miles to the north and Barnstaple is within 17 miles of the land.

DESCRIPTION

The land totals approximately 63.96 acres (25.88 hectares) and comprises a gently sloping block of arable and pasture land and a small area of woodland which have a south-west facing aspect.

There is direct access from the public highway and the land lies at between 180 and 200 metres above sea level with stunning views from the northernmost field over the Taw Valley and beyond.

There are four enclosures which total approximately 59.52 acres and are currently used for grazing cattle, though these fields have also been used to grow a mixture of grass and whole-crop silage. The soils are described as slowly permeable seasonally wet acid loamy and clayey soils and field boundaries are a mixture of mature hedgerows and livestock fencing.

There are two areas of woodland (totalling approximately 4.44 acres), one of which is a copse and the other a band of woodland which adjoins the stream on the western boundary. In addition there is a level compound used for storing silage bales.

SERVICES

There are no mains services connected. There is a natural water supply from a stream which flows along the south-western boundary.

ACCESS

There is direct access to the land from the public highway.

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, as one lot.

LAND MANAGEMENT

The land has been entered into a Countryside Stewardship agreement which commenced on the 1st January 2024 and

ends on 31st December 2028. All four fields are within option AB7 whole crop cereals.

DESIGNATIONS
The land is within a Nitrate Vulnerable Zone (NVZ).

LOCAL AUTHORITY
North 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 across the land.

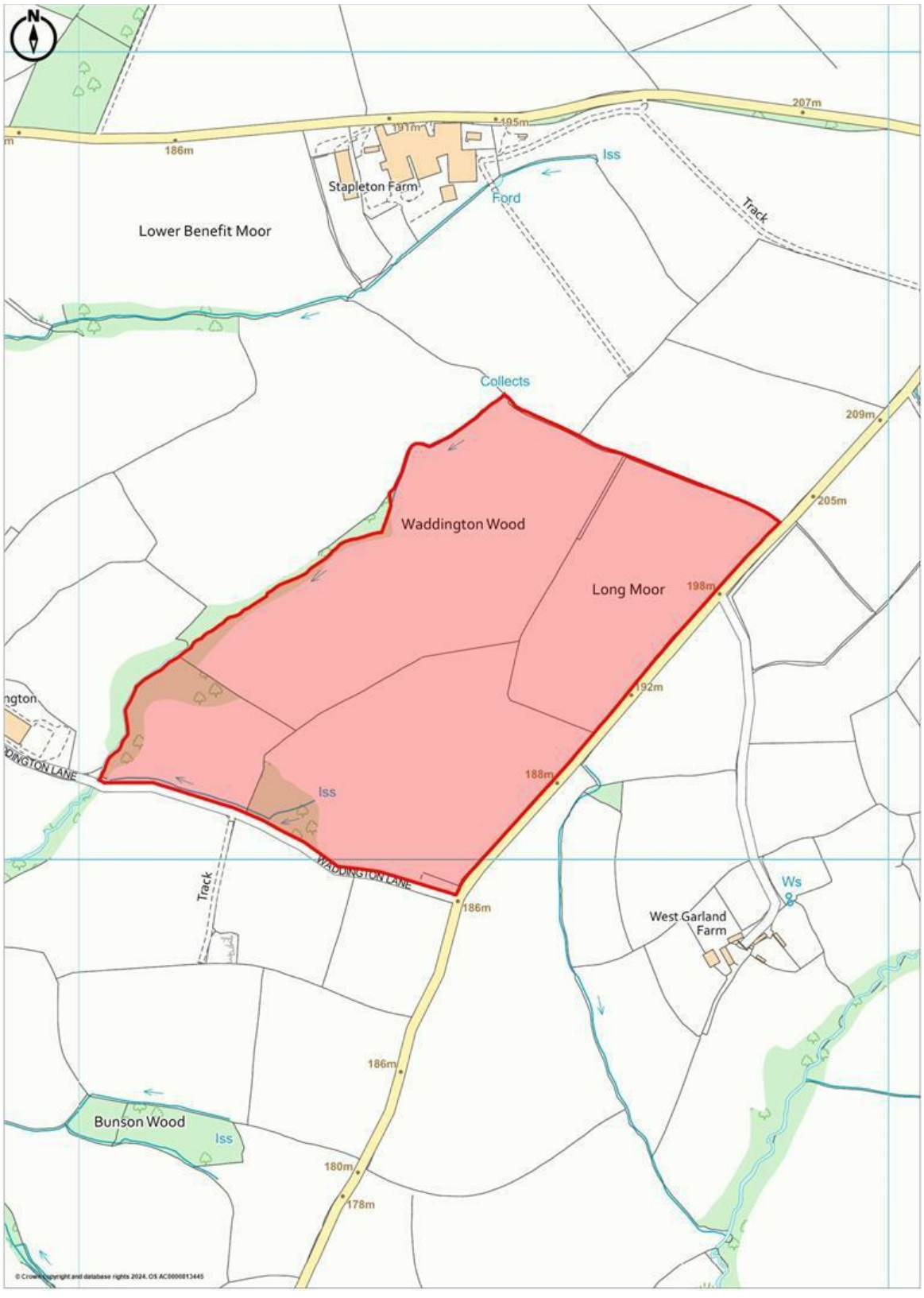
BOUNDARY PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING
Viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: south-molton@stags.co.uk to arrange an appointment.

DIRECTIONS
From Kings Nympton proceed out of the village in an easterly direction, passing the village hall on your right. On reaching Beara Cross, continue straight ahead and follow this lane for 1.75 miles. At Garland Cross turn right towards Chulmleigh and the land will be found on the right after 0.3 miles.

WHAT3WORDS
Reference/// workloads.flight.goodbye

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



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.

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