



Land east of Pulham Lane , Twitchen, South Molton, Devon  
EX36 3LR

---

South-facing and productive pasture land with  
direct road access

North Molton 2.5 miles - South Molton 5 miles - A361 4 miles

- Gently Sloping Farm Land • 27.75 Acres (11.23 Hectares) • Direct Road Access • South Facing Aspect • Three Field Enclosures • Stream Frontage • For Sale by Private Treaty • FREEHOLD

Guide Price £235,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)



## SITUATION

The land is situated just outside the Exmoor National Park and within the parish of Twitchen in North Devon.

The village of North Molton is 2.5 miles to the west and the market town of South Molton is 5 miles to the south-west. There is access to the A361 (North Devon Link Road) within 4 miles.

## DESCRIPTION

The land comprises three gently sloping grass fields which extend to approximately 27.75 acres (11.23 hectares) and have a south-facing aspect.

There is direct access to the public highway to the north and the northern two fields have been used for mowing and grazing whilst the southern field has been used for grazing and does lie wetter against the stream which forms the southern boundary.

The field boundaries are mature hedgerows and the soils are described as being freely draining slightly acid loamy soils with the land being classified as grade 3.

## ACCESS

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

## SERVICES

There are no mains services connected. There is a stream adjacent to the southern boundary of the land.

## TENURE

The land is owned freehold and is not currently 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 and is available as one lot.

## DESIGNATIONS

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

## LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

## SPORTING AND MINERAL RIGHTS

The sporting and rights insofar as they are owned are included with the freehold.

The mineral rights are not included (from a conveyance dated 5th February 1920).



## 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.

The owner of the fields to the north of the road has a right to access the land to repair their water pipes which pass through the land.

## LAND 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](mailto:south-molton@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From North Molton village square, proceed down the hill, over the bridge across the River Mole and continue up the hill for about 0.25 miles.

At High Bullen Cross take the right turn towards Millbrook and

Twitchen. Continue on this road and after 1.5 miles at Kensal Cross continue straight ahead. After 400 yards the land will be found on the right, shortly after the entrance to Pulham Farm.

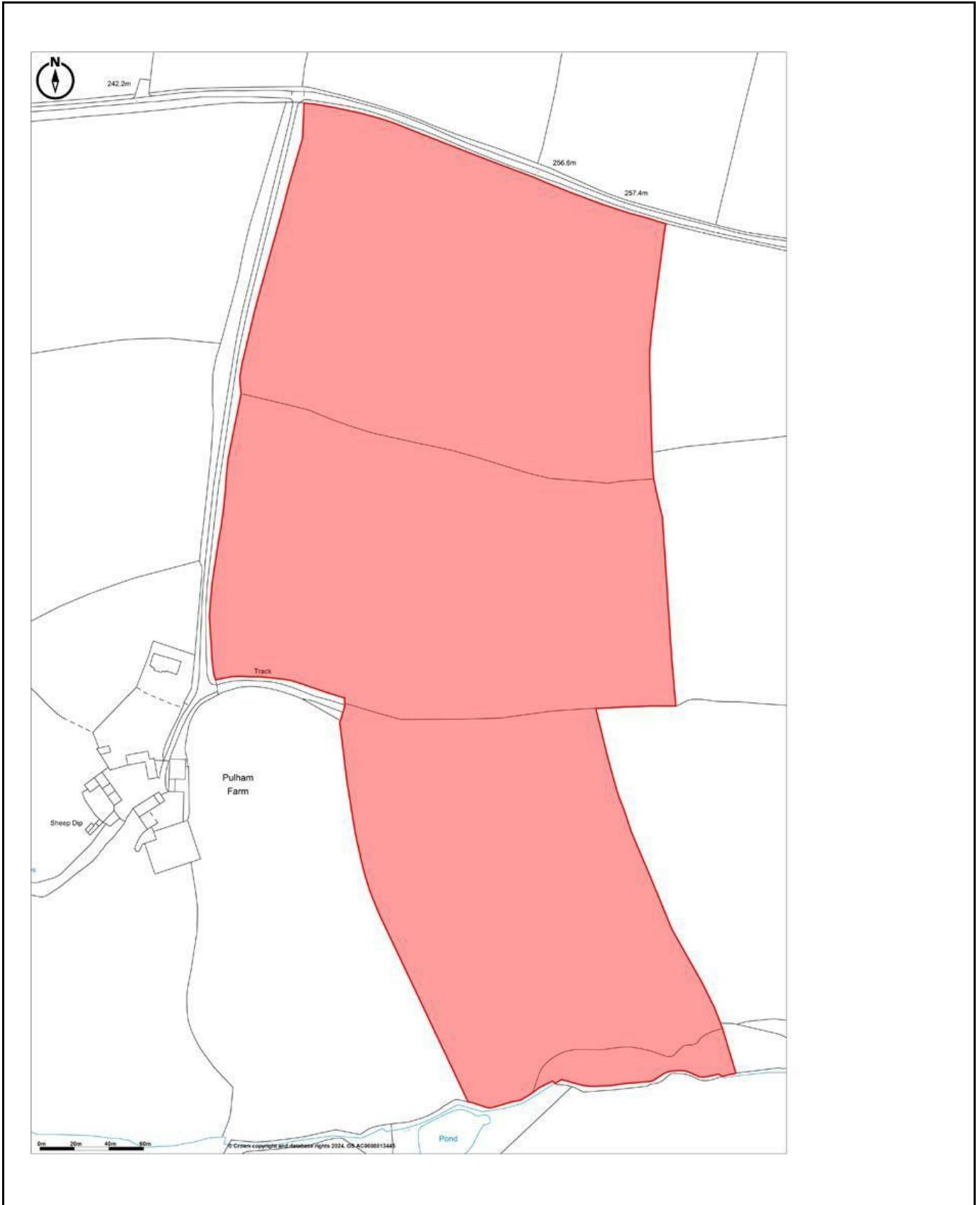
## WHAT3WORDS

Reference/// delays.stags.invest

## DISCLAIMER

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.





@StagsProperty

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.