



Thorne Field Limer's Lane Cross, George Nympton, South Molton, Devon EX36 4JF

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A productive and south-facing arable field close to South Molton

South Molton 1 mile - George Nympton 1 mile

- Grade 2 Arable Land • 35.33 Acres (14.30 Hectares) • Direct Road Access • Gently Sloping • Accessible Location • For Sale by Private Treaty • FREEHOLD

Guide Price £390,000

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



## SITUATION

The land lies in a very accessible position, situated approximately one mile to the south of the market town of South Molton in north Devon. The village of George Nympton lies one mile to the south of the land.

## DESCRIPTION

The land comprises a single field which totals approximately 35.33 acres (14.30 hectares) with direct road access.

The land is currently used to grow cereal crops and is classified as Grade 2 on the Land Classification system with the soils being described as freely draining slightly acid loamy soils.

The field is very gently sloping and has a south-facing aspect and lies in an accessible position between South Molton and George Nympton.

## ACCESS

There is direct access from the public highway.

## SERVICES

There are no services connected to the land. We are informed by the seller that mains water may be available in the road west of the land.

## METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

## TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

## DESIGNATIONS

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

## LAND MANAGEMENT

There are no active Sustainable Farming Incentive (SFI) or Countryside Stewardship (CS) agreements affecting the land.

## LOCAL AUTHORITY

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

## 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.



## 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.

## 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 the Square in South Molton take the B3226 south towards Exeter (South Street) and shortly before leaving the town, take the left turn signed towards George Nympton.

After 0.5 miles, pass Limer's Lane Cross and the gateway into the land will be found on the left after 0.25 miles.

## WHAT3WORDS

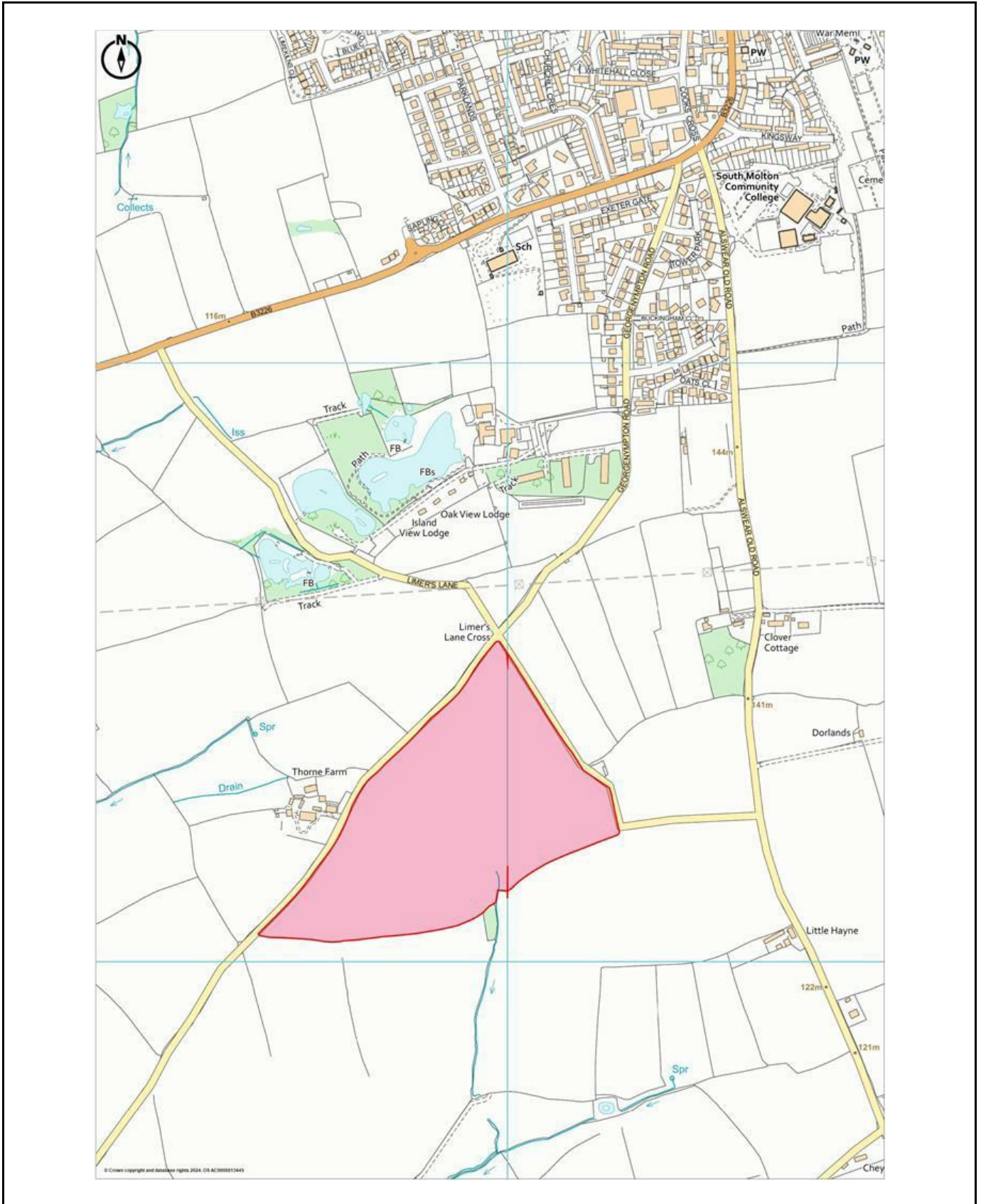
Reference/// crouching.glass.broad

## 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.





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