



Land near Shortridge , Warkleigh, Umberleigh, Devon EX37 9DD

A productive grass field with stunning views over the Taw Valley.

Chittlehampton 2.8 miles - Umberleigh 3.2 miles - South Molton 6 miles

• Productive Farm Land • Approximately 9.05 Acres (3.66 hectares) • Direct Road Access • Stunning Views over the Taw Valley • For Sale by Private Treaty • FREEHOLD

Offers In Excess Of £80,000

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

SITUATION

The land is situated in a peaceful location overlooking the Taw valley, a short distance to the west of the hamlet of Warkleigh in North Devon, approximately 2.8 miles south of Chittlehampton and 3.2 miles south-east of Umberleigh.

The market town of South Molton is 6 miles to the east and the larger town of Barnstaple lies approximately 10.5 miles to the north-west.

DESCRIPTION

The land comprises a single grass field which totals approximately 9.05 acres (3.66 hectares) and has a gently sloping west facing aspect. The land lies at between 115m and 140m above sea level and is currently used for mowing and grazing having been sewn with a perennial rye grass mix.

The land is classified as Grade 3 and has soils described as freely draining slightly acid loamy soils.

SERVICES

There are no mains services connected to the land. A right has been reserved over the property to the west to connect to mains water.

ACCESS

The is direct access to the public highway which forms the eastern boundary.

METHOD OF SALE

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

TENURE

The land is owned freehold and is registered on the Land Registry.

DESIGNATIONS

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

LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711 (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. A public footpath passes along the track to the south of 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 South Molton take the B3226 out of the town and after about 5.5 miles, having passed through Clapworthy Mill, take the second right turn at Clapworthy Mill Cross signposted to Warkleigh. Continue up the hill and at the crossroads continue straight on at Hilltown Cross and after a short distance take the next right at Fire Beacon Cross signposted to Warkleigh Church.

At the next crossroads (Swingate Cross) continue through Warkleigh and after approximately 0.25 miles at Claytown Cross turn left towards Claytown. Continue for 0.1 mile and the land will be found on the right (it's the second gate after the road bears to the left).

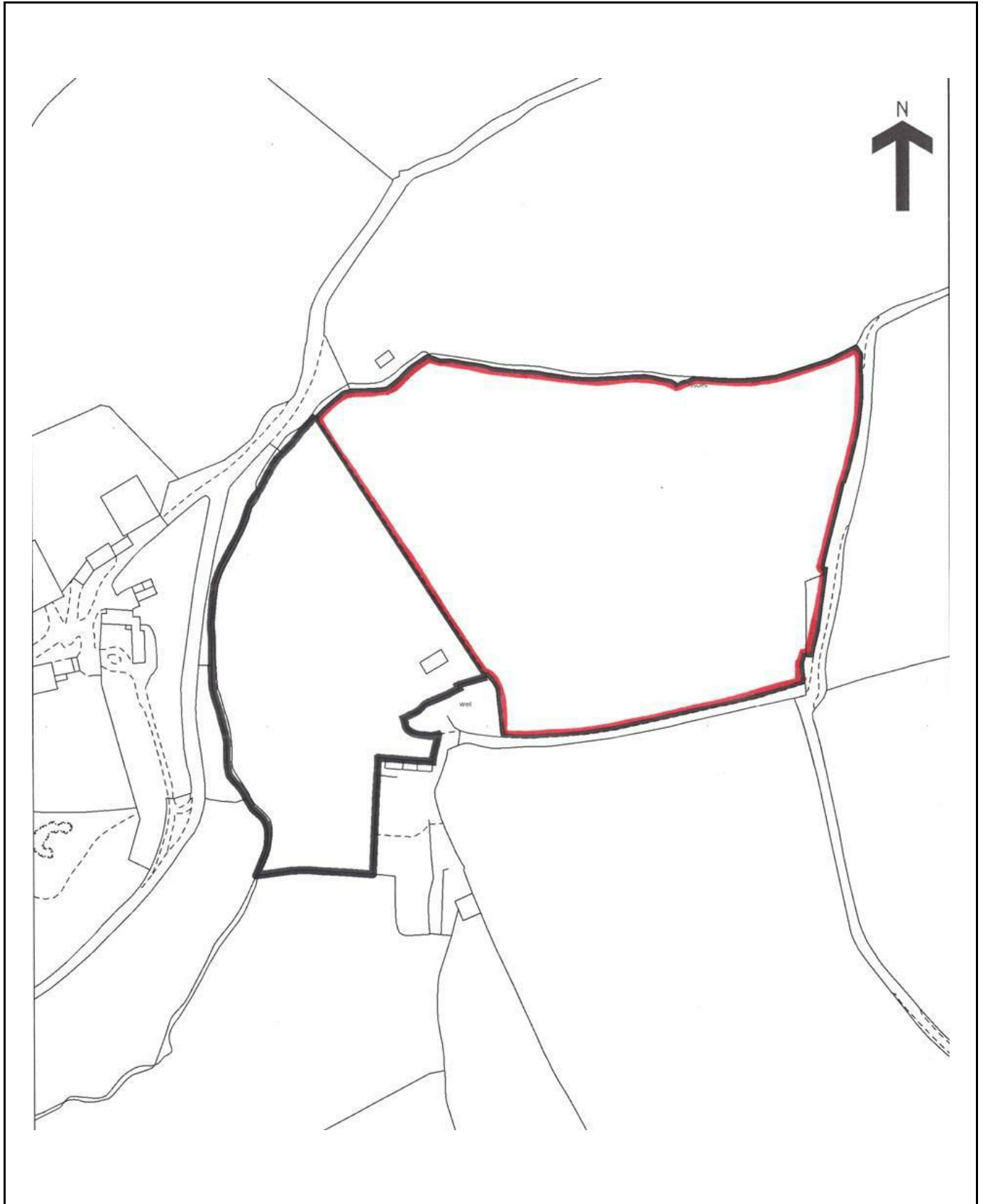
WHAT3WORDS

Reference /// tank.cascade.helped

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. 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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