



Building and land at Meshaw Moor Cross , Meshaw, South Molton, EX36 4NN

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A small block of land with a useful timber-framed building

Meshaw 0.7 miles Witheridge 4 miles South Molton 6 miles

• BEST AND FINAL OFFERS BY 5PM, MONDAY 6th OCTOBER, 2025 • Handy building and paddock • Predominantly level • Good road access • Total about 0.26 acres • Freehold

Guide Price £20,000

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### Situation

The paddock and building is situated less than a mile from the village of Meshaw, four miles from Witheridge and about 6 miles from the historic market town of South Molton. This thriving market town has some fine buildings dating from Saxon times and offers a full range of shopping, social and banking facilities and amenities including infant, junior and senior schools and pannier markets on Thursdays and Saturdays.

### Description

The land amounts to about a QUARTER OF AN ACRE in total and is predominantly level. It is mainly accessed through a wide, double gated access off the council maintained road that passes the southern boundary with a pedestrian access at the western end of the plot. There is a useful timber-framed BUILDING (29' x 13') with a concrete floor currently used for storage.

### Services

There are no services currently connected.

### Method of Sale

Best and final offers are invited for the property. All offers must be submitted by 5pm on Monday 6th October 2025.

### Further land and buildings

There are two further lots of additional land and buildings close by that are available by separate negotiation. Please see the indicative plan for further information.

### Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

### Directions

From the centre of the village of Meshaw continue on the B3137 towards Witheridge. After about 0.7 miles turn right at Meshaw Rectory Cross and soon after at Meshaw Cross turn right. Continue for a short distance and soon after at Meshaw Moor Cross turn right. The property will soon be found on the right.

What3words Ref: weeds.hardening.safety











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