



Land at Wixon Cottage , Chulmleigh, Devon EX18 7DS

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Gently sloping organic grass land with a small area of woodland and far-reaching views

Chulmleigh 2.7 miles - Meshaw 3.7 miles - South Molton 6.5 miles

• Organic Farm Land • 45.80 Acres (18.53 Hectares) • Direct Road Access • Natural Water • For Sale by Private Treaty • FREEHOLD

Guide Price £350,000

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## SITUATION

The land is situated in rural North Devon, approximately 2.7 miles south of Romansleigh and 2.7 miles to the north-east of Chulmleigh. The village of Meshaw lies 3.7 miles to the north-east and Kings Nympton is 4 miles to the north-west. The market town of South Molton is 6.5 miles to the north.

## DESCRIPTION

The land comprises a productive block of grass land and a small area of woodland which lies at between 195 and 215 metres above sea level and has stunning views over the North Devon countryside towards the Dartmoor National Park.

The land has been registered as organic with the Soil Association since the 1980s and the soils are described as slowly permeable seasonally wet acid loamy and clayey soils.

The land totals 45.80 acres (18.53 hectares) and comprises three grass fields and an area of woodland with road frontage along the entire south-western boundary.

The grass fields are gently sloping and sloping with a west-facing aspect, with the northernmost field running down to a stream on the northern boundary. The fields have been used for mowing and grazing and are managed under a Sustainable

Farming Incentive (SFI) agreement.

The woodland is known as Higher Dodyard Plantation which totals approximately 4.18 acres and includes mainly deciduous trees including some mature oak trees.

## SERVICES

Natural water is available from a stream.

## ACCESS

There is direct access to the public highway.

## TENURE

The land is owned freehold and is not currently registered on the Land Registry.

The land is let on a grazing licence until 31st October 2025. Vacant possession is available after this date.

## METHOD OF SALE

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

## RESTRICTIVE COVENANT

The land will be sold with a restrictive covenant preventing the land being developed with solar panels.



## DESIGNATIONS & LAND MANAGEMENT

The land is within a Nitrate Vulnerable Zone (NVZ) and is currently managed within a Mid Tier Countryside Stewardship agreement which ends on the 31st December 2027.

Land management options include OT1 (Organic land management - improved permanent grassland), BE3: (management of hedgerows), GS1 (Take field corners and small areas out of management),

## 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 of the whole farm.

## 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.

## 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: farms@stags.co.uk to arrange an appointment.

## DIRECTIONS

From Romansleigh, proceed south towards Kings Nympton and Chulmleigh and continue for 1.3 miles to Measbury Moor Cross. Continue straight across towards Bycott.

Continue for 0.9 miles and the land will be found on the right.

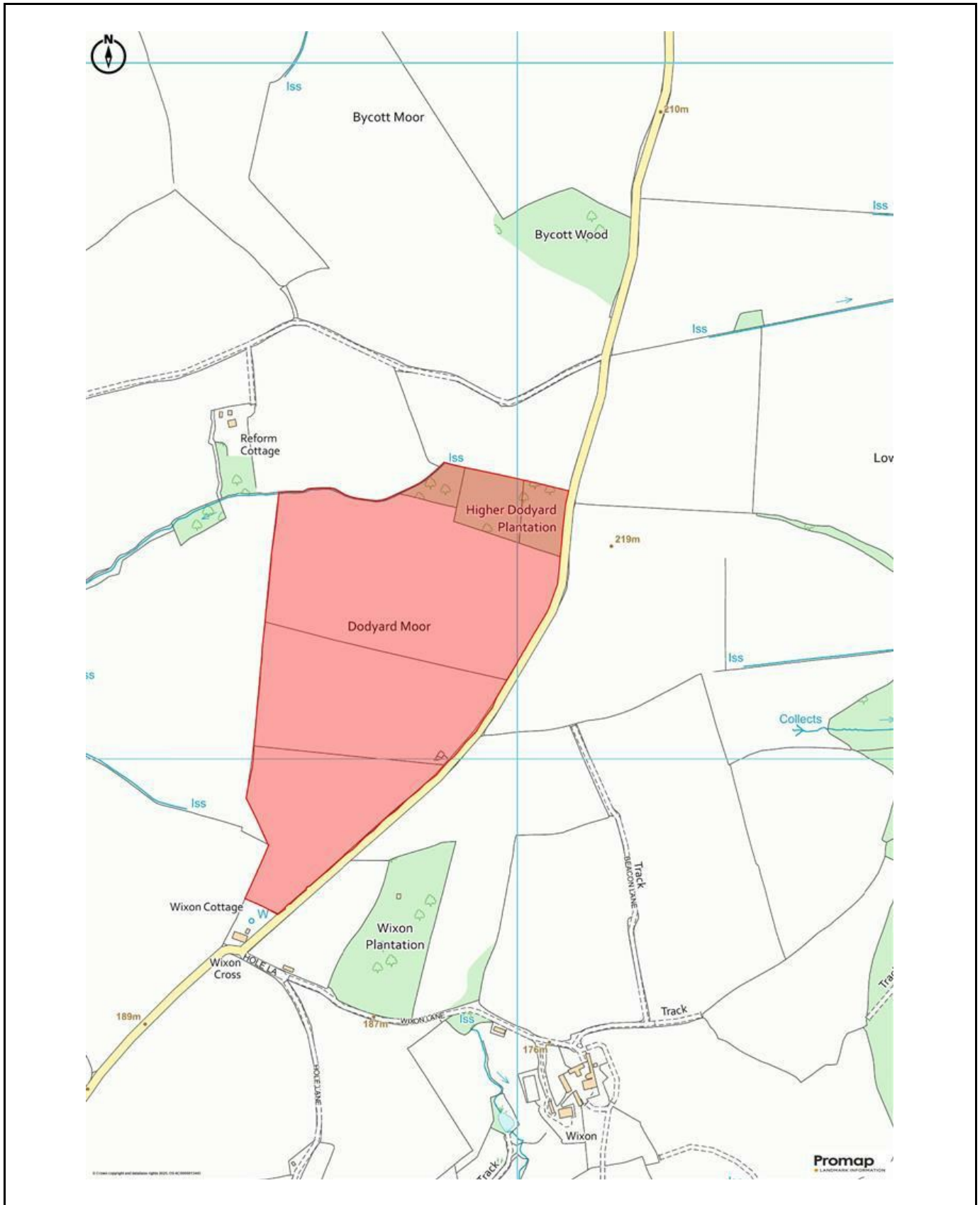
## WHAT3WORDS

Reference/// classics.prance.generally

## DISCLAIMER

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





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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.