



Land on Downhayne Hill East Village, Crediton, Devon EX17 4DN

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Three productive grass fields in a tranquil part of Mid Devon.

Sandford 3.8 miles - Crediton 4.9 miles - Morchard Bishop 6 miles

• Productive Farm Land • 13.44 Acres (5.44 Hectares) • Road Access • Available in Lots • LOT 1 - 11.22 Acres • LOT 2 - 2.22 Acres • For Sale by Private Treaty • FREEHOLD

Guide Price £140,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land is situated within an unspoilt part of mid Devon, approximately 2.9 miles to the south-west of Poughill and 3.8 miles to the north of Sandford. The market town of Crediton is 4.9 miles to the south and the city of Exeter is 10.5 miles to the south-east.

## DESCRIPTION

The land comprises three grass fields totalling approximately 13.44 acres (5.44 hectares) and lies at about 150 metres above sea level.

The land classification system for England & Wales shows the land as Grade 2 and the soils are described as being slightly acidic loamy and clayey soils with impeded drainage.

### LOT 1 - GUIDE PRICE £110,000

Lot 1 comprises two grass fields which total 11.22 acres (4.54 hectares) and are sheltered by woodland to the west. There is direct road access with a gate in the north-eastern corner and the land is level and very gently sloping.

### LOT 2 - GUIDE PRICE £30,000

Lot 2 comprises a single grass field which totals 2.22 acres (0.90 hectares), is level and very gently sloping and has attractive, mature boundary trees.

## ACCESS

Lot 1 has direct access to the public highway. Lot 2 has access to the public highway via a short stretch of track which is classed as an 'Other route with public access.'

## SERVICES

There are no mains services connected to either lot.

## TENURE

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

## METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole and in two lots.

## DESIGNATIONS

The land is not within a Nitrate Vulnerable Zone (NVZ).

## LOCAL AUTHORITY

Mid Devon District Council.

## RIGHT OF WAY

There is a right of way passing through LOT 1 between points A and B on the plan. This right of way was referred to in a conveyance dated 21st March 1983.



### **SPORTING & 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.

### **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. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

### **DIRECTIONS**

From Crediton proceed towards Tiverton on the A3072, pass the turning to Shobrooke and after a further 0.9 miles turn left at Nomansland Cross towards Stockleigh English. Continue for a further 0.9 miles and at Broxford Cross turn left towards Heath Bridge. Proceed until reaching the next junction (East

Village Cross) and continue straight across towards Woolfardisworthy (Woolfardy).

Stay on this road for approximately 1.2 miles and the land will be found on the left adjacent to the 'Unmetalled Road' sign.

### **WHAT3WORDS**

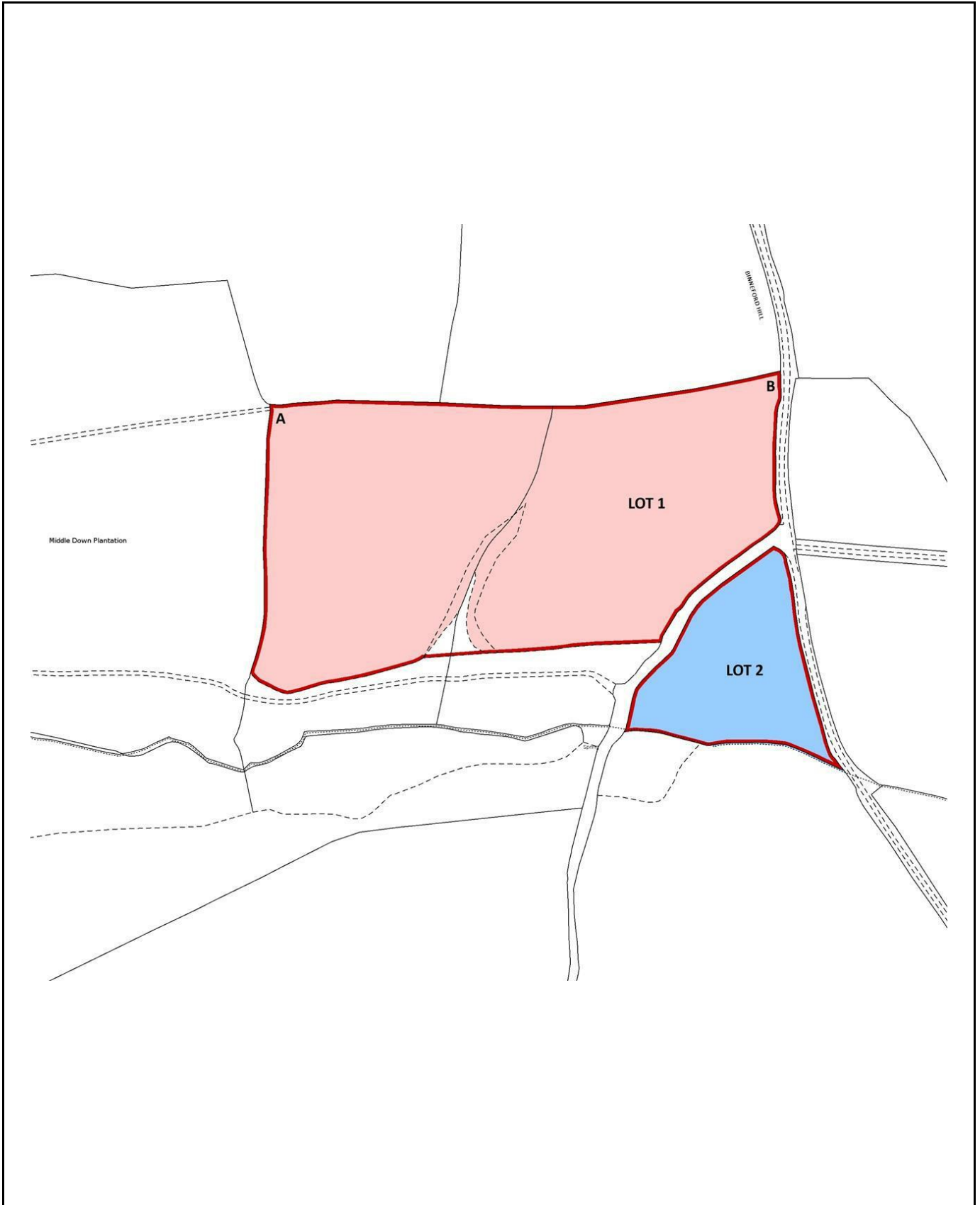
LOT 1: /// headrest.fortnight.rooftop

LOT 2: /// handover.trackers.onto

### **DISCLAIMER**

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.





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