



Land part Kendon Farm , Nomansland, Tiverton, Devon EX16 8QW

A mixture of arable and grass land within three separate blocks totalling 111.25 acres (45.00 hectares).

Tiverton 9.0 miles - South Molton 15 miles - A361 (Stonelands Cross) 2.8 miles

- Productive Farm Land • 111.25 acres (45.00 hectares) • Available as a Whole and in 3 Lots • LOT 1 (Newland Manor): 33.97 acres • LOT 2 (Dart): 29.97 acres • LOT 3 (Piley): 47.31 acres • For Sale by Private Treaty • FREEHOLD

Guide Price £945,000

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SITUATION

The land part Kendon Farm lies in an accessible part of north Devon, near to the north / mid Devon border and with very easy access to the A361 (North Devon Link Road) at Stonelands Cross 2.8 miles away.

The village of Raffenford lies 2.5 miles to the north and the smaller settlement of Nomansland lies one mile to the south.

The market towns of Tiverton (9 miles) and South Molton (15 miles) are nearby and the A361 (North Devon Link Road) provides a direct link to the M5 motorway at Junction 27.

INTRODUCTION

The land currently forms part of Kendon Farm, extends in total to approximately 111.25 acres (45.00 hectares) and lies at between 175m and 220m above sea level.

There are three separate blocks which are used for growing cereal and forage crops as well as grass silage production and grazing. The soils on all three blocks are described as slowly permeable seasonally wet acid loamy and clayey soils and are all within a Nitrate Vulnerable Zone (NVZ).

LOT 1: Newland Manor - GUIDE PRICE £290,000.

LOT 1 totals approximately 33.97 acres (13.74 hectares) and comprises two grass fields, one which is gently sloping and east-facing and the other sloping and facing north-east. In addition there is a small copse of deciduous trees on the eastern boundary and this lot has direct access to a public highway.



LOT 2: Dart - GUIDE PRICE £255,000.

LOT 2 totals approximately 29.97 acres (12.12 hectares) and includes four south-facing fields which have been used to grow grass and maize. These fields run down to the Little Dart River which flows along the southern boundary and there is direct access to a public highway which forms the northern boundary.

LOT 3: Piley - GUIDE PRICE £400,000.

LOT 3 totals approximately 47.31 acres (19.14 hectares) and is an attractive run of south-facing grass land with access via Piley Lane (a stone track). There are seven enclosures and the land is used for mowing and grazing with the Little Dart River flowing along the southern boundary.

SERVICES

There are no mains services connected. LOTS 2 and 3 have direct access to the Little Dart River. There is a spring which rises on the north-east boundary of LOT 1.

TENURE

The farm is owned freehold and is registered on the Land Registry (all blocks are registered under the same title number).

Vacant possession will be available from the completion date.

LAND MANAGEMENT

The land is currently entered into a Sustainable Farming Incentive (SFI) agreement. The options are SAM3 (herbal leys) and SAM 1 (Soil assessment and management).

LOCAL AUTHORITY

North Devon District Council.



DESIGNATIONS

All of the land is within a Nitrate Vulnerable Zone (NVZ).

BOUNDARY PLAN

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.

SPORTING & 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 agreements and any public or private rights of way or bridleways etc.

There are no public footpaths or bridleways passing through any of the lots.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01392 680059. Email: farms@stags.co.uk.

DIRECTIONS

From Tiverton on the A361 North Devon Link Road proceed west towards Barnstaple for approximately 5.5 miles and upon reaching Stoneland Cross, take the left turn.

At the following T-Junction turn right towards Rackenford. Continue for 0.1 miles and at Tidderson Cross turn left signed towards Nomansland. Stay on this road for 2.2 miles and at Elworthy Cross turn right towards

Witheridge and after a short distance (0.1 miles) you will reach Crow Lane Cross.

For LOT 1 continue for 1 mile and at Down Cross follow the road to the left towards Witheridge and the entrance gate is on the right after a further 0.1 miles.

For LOTS 2 and 3 turn right at Crow Lane Cross towards Rackenford and continue for 1.1 miles until reaching Queen Dart Cross. for LOT 2 turn left towards Witheridge and the entrance gate will be found on the left.

For LOT 3, from Queen Dart Cross continue towards Rackenford and after 0.1 miles the access lane to the land will be found on the right (unsigned). Access to LOT 3 is at the end of this lane (suitable for vehicles with high ground clearance only).

WHAT3WORDS

LOT 1: essay.owners.trust

LOT 2: salad.broadens.january

LOT 3: smarter.habit.slanting

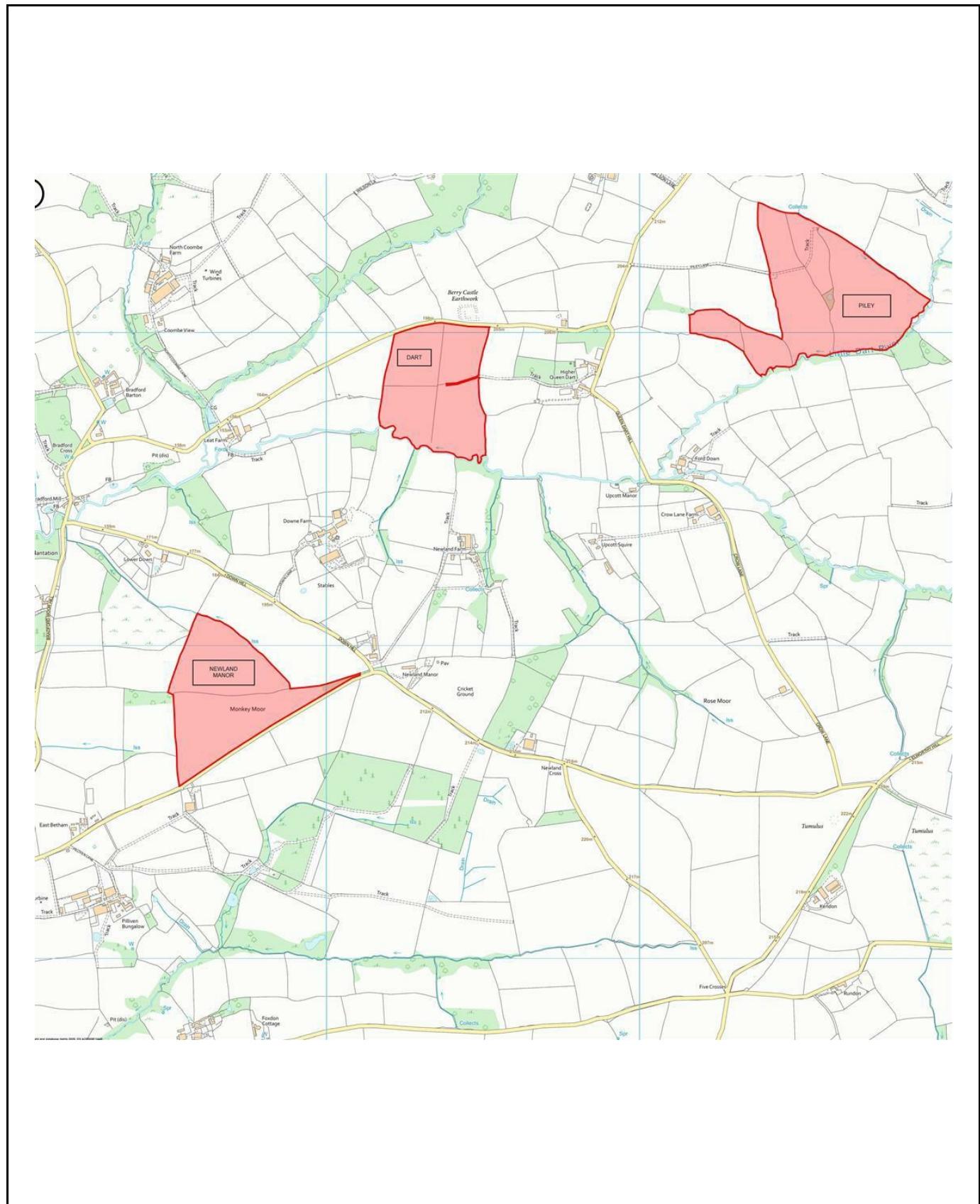
WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DISCLAIMER

These particulars are a guide only and should not 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.