



LOT 1



**STAGS**

Woodland at Stockland Head Cross , Plymtree, Cullompton,  
Devon EX15 2LH

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**11.64 Acres of natural woodland in East Devon**

Dulford 0.75 miles. Plymtree 1.9 miles. Cullompton 4 miles.

• Attractive natural woodland • Road frontage with off road parking and turning areas • Lot 1 – 8.29 Acres • Lot 2 – 3.35 Acres • For sale by private treaty • Available as a whole or in two lots

**Guide Price £110,000**

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

## SITUATION

The woodland is situated at Stockland Head Cross which lies about 0.75 miles south of Dulford and 1.9 miles northeast of Plymtree and East Devon.

The M5 motorway can be reached about 3.8 miles away, west at Cullompton.

The surrounding countryside is quiet and rural with areas of agricultural land and woodland.

A good range of services, amenities and leisure facilities can be found at Cullompton.

## GENERAL DESCRIPTION

The woodland in all extends to 11.64 acres (4.72 hectares) and is made up of natural broadleaf woodland, including a number of native species including oak, holly, poplar, hazel and ash.

The woodland is a haven for wildlife, fauna and flora.

### Lot 1 – Woodland at Stockland Head Cross – 8.29 Ac

Guide price £80,000

Lot 1 in all extends to 8.29 acres of attractive natural broadleaf

woodland. The parcel includes parking and turning area along with a small open grassland area.

### Lot 2 – Woodland at Stockland Head Cross – 3.35 Ac

Guide price £30,000

Lot 2 in all extends to 3.35 acres made up of attractive broadleaf woodland and includes a parking and turning area. Small open area and area of natural wet woodland.

## ACCESS

Both lots have direct access off the public highway.

## METHOD OF SALE

Private Treaty

## TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

## LOCAL AUTHORITY

East Devon District Council

## SERVICES

No services connected.

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.



LOT 2

## 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.

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences. The buyer of Lot 1 will own the boundary between Lots 1 and 2 indicated with 'T' mark.

## VIEWING

Please contact Stags Farm Agency on 01392 680059

## WARNING

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

## DIRECTIONS

From Cullompton and the junction of the M5 head east on the A373. Pass through Dulford and turn right onto Oak Close. Continue for about 0.5 miles before reaching Stockland Head Cross. Proceed straight along and the two parcels of the land can be found on the lefthand side.

## WHAT THREE WORDS

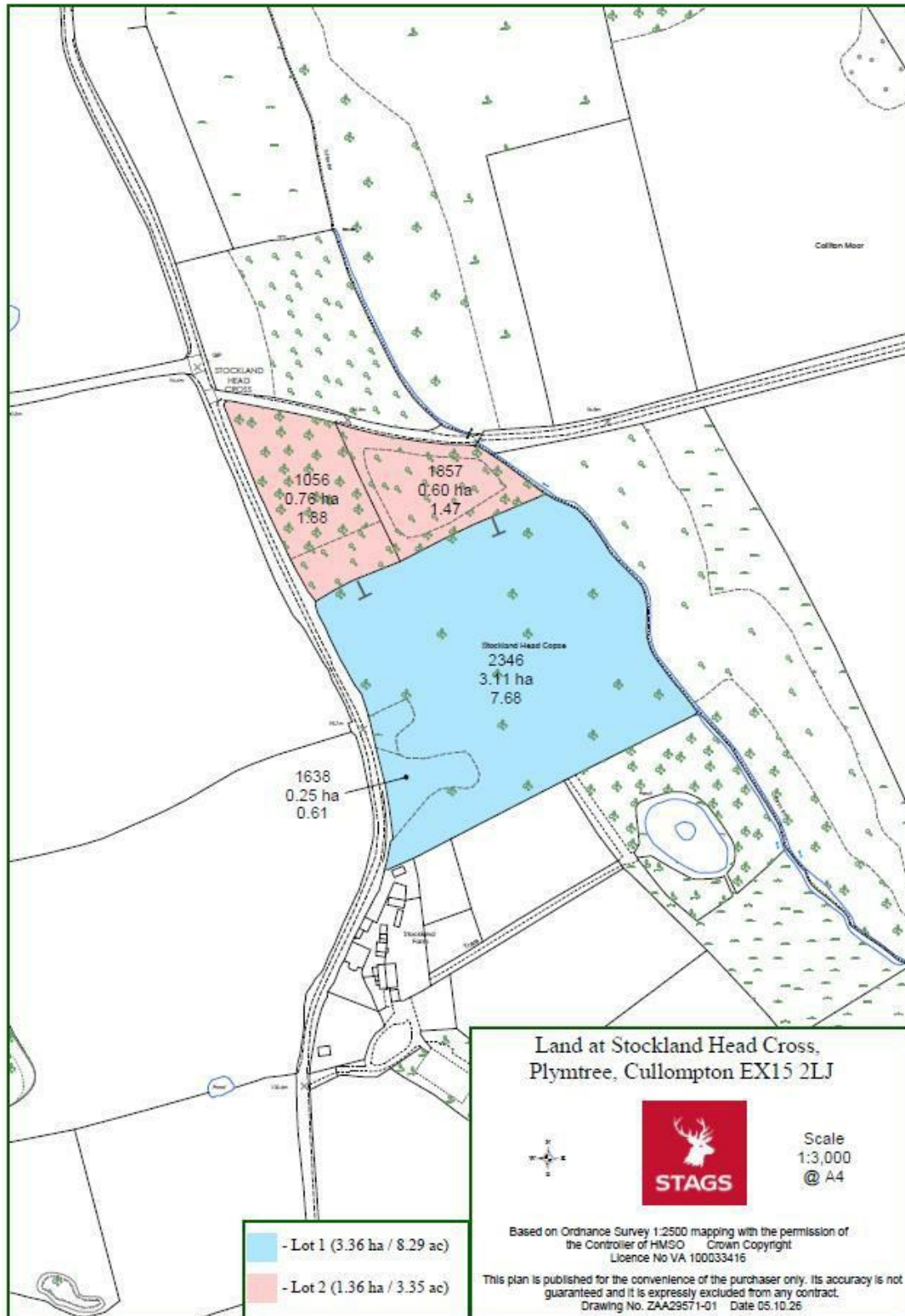
Lot 1 ///attends.bungalows.bought

Lot 2 ///entrust.zaps.spider

## 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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