



Land at Goodiford Kentisbeare, Cullompton, Devon EX15 2AS

About 9 acres of productive level grassland near Kentisbeare.

Kentisbeare 1 mile - Cullompton (M5 Junction 28) 2.5 miles - Exeter 16 miles

- About 9.09 acres in all
- Productive grassland
- Mains water connected
- Good access to A373 & M5
- Rewilding and conservation potential (STP)
- FREEHOLD

Guide Price £110,000

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SITUATION

The land is positioned approximately 1 west of the village of Kentisbeare in Mid Devon. Kentisbeare provides a host of local amenities including a village stores, public house, primary school and church.

The A373, providing direct access to Cullompton, M5 J27 and Honiton is approximately 1 mile to the south offering good transport provisions to the surrounding towns and villages and the M5 motorway.

Surrounding the holding is further agricultural land, residential property and Goodiford Mill Fishery.

DESCRIPTION

The land extends to approximately 9.09 acres (3.67 ha) of productive, level grassland within a single enclosure. The land is enclosed by stockproof post and wire / post and rail fencing and established hedgerows. The field is of regular shape and well suited for modern farming practices, the land has previously been utilised for grazing and mowing.

The land is classified as grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as loamy soils with naturally high groundwater, mostly suitable for grass production.

METHOD OF SALE

The property is offered for sale by private treaty.

ACCESS

Access is via a full and free right of way at all times for all purposes from the adjoining highway as outlined on the sale plan. The purchaser will be required to contribute a fair proportion of the maintenance of the access track along the right of way only.

SERVICES

Mains water is connected.

TENURE AND POSSESSION

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

DESIGNATIONS AND LAND MANAGEMENT

The land is not entered into any Environmental



Schemes. The land is within a Nitrate Vulnerable Zone (NVZ).

SPORTING AND MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any easement, wayleave agreement and any public or private rights of way that may affect it. There are no public rights of way across the land. There is a services easement benefitting the neighbouring property to reasonably inspect, repair or maintain shared services.

RESTRICTIVE COVENANTS

The land is sold subject to restrictive covenants contained in a historic transfer. Restrictions include a requirement not to obstruct or interfere with the right of way or any services crossing the land, an obligation not to cause any nuisance, annoyance or disturbance to the neighbouring property and a restriction on erecting buildings or structures within 3 metres of service routes.

BOUNDARIES

Part of the southern boundary adjoining the access track is owned by the neighbouring fishery. All other boundaries are within the freehold title. Further detail is available from the selling agent.

FLOOD RISK

Part of the land is within Flood Zone 3.

VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

DIRECTIONS

From M5 Junction 28, follow Honiton Road (A373) for approximately 2 miles. After 2 miles, turn left onto Dead Lane, at the cross roads continue straight and over the ford and the land will be found on the right hand side identified by the Stags For Sale board.

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DISCLAIMER

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



