

STAGS

Land near Three Gates Cross , Yarnscombe, Barnstaple, Devon EX31 3LR

39.25 acres of productive, south-facing arable / grass land with direct road access

Umberleigh (A377) 4.6 miles - Great Torrington 5 miles - A39 (Barnstaple) 8.1 miles

• Productive Arable / Grass Land • 39.25 acres (15.88 Hectares) • South-Facing and Gently Sloping • Direct Road Access • Three Fields • For Sale by Private Treaty • FREEHOLD

Guide Price £400,000

01392 680059 | farms@stags.co.uk

SITUATION
The land is situated a short distance to the south of the village of Yarnscombe in North Devon approximately 1.7 miles to the east of the B3232 which links Barnstaple / A39 and Great Torrington. Atherington lies 2,6 miles to the south-east and Umberleigh (A377) is 4.6 miles to the east.

Great Torrington is 5 miles to the south-west and the A39 at Roundswell on the edge of Barnstaple is 8.1 miles to the north.

DESCRIPTION
The land totals approximately 39.25 acres (15.88 hectares) and comprises a productive and south-facing block of grass land which lies at 125m to 150m above sea level.

There are three fields which are currently used for grazing and mowing and we understand that the land has been used for growing cereal crops in the past. These fields are gently sloping and have wonderful views to the south, with direct access to the public highway on the western boundary.

The soils are described as freely draining slightly acid loamy soils and the land is classified as grade 3.

SERVICES
There is currently no water connected to the land.

ACCESS
There is direct access from 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 the 31st January 2027.

METHOD OF SALE
The land is offered for sale by private treaty, as one lot.

DESIGNATIONS & LAND MANAGEMENT
The land is within a nitrate vulnerable zone (NVZ) and is currently managed under an SFI agreement (ends on 31st December 2027).

LOCAL AUTHORITY
Torridge District Council.

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.

LAND PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

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

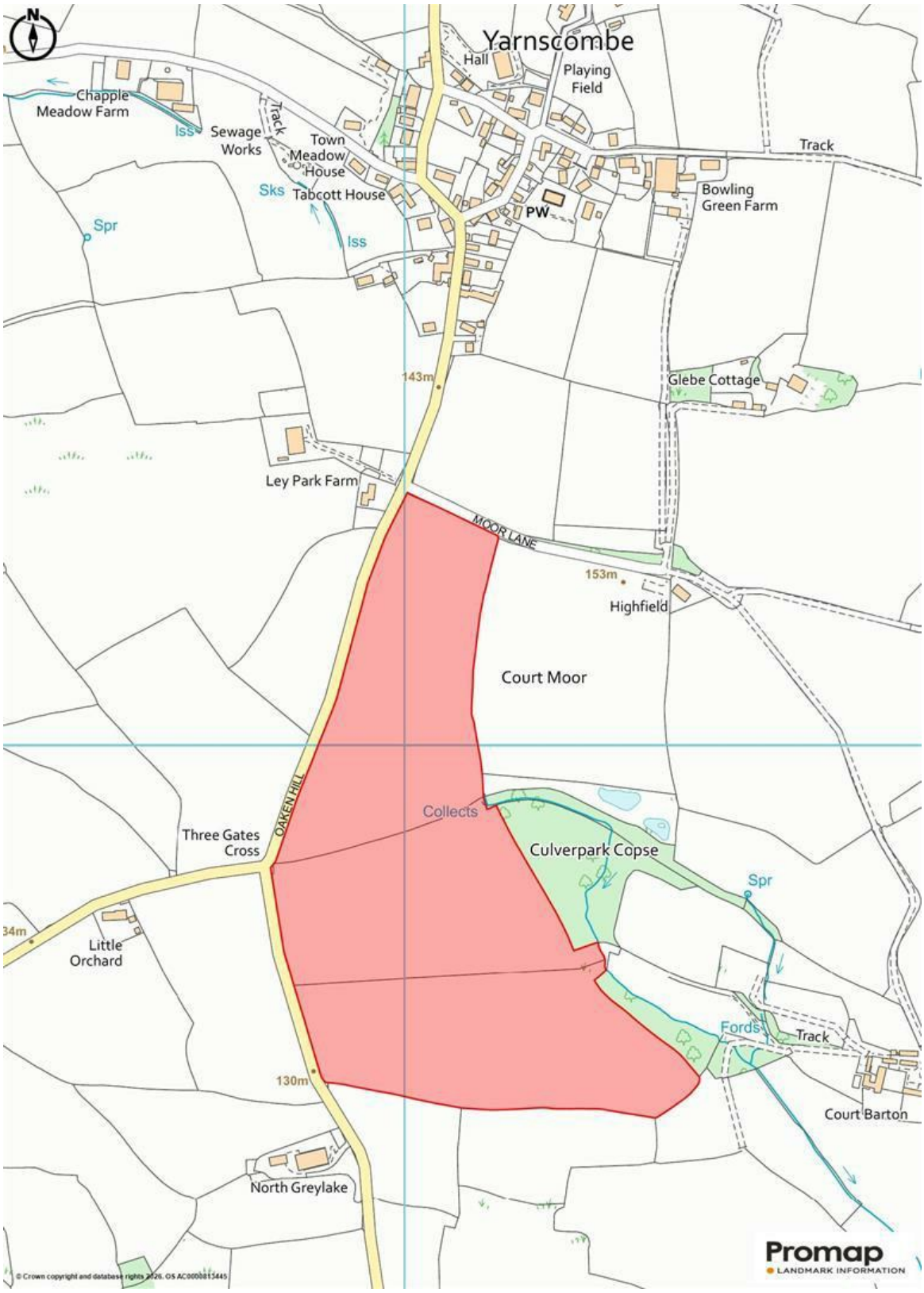
DIRECTIONS
From the centre of Yarnscombe proceed south and just after passing the national speed limit sign, Moor Lane will be on the left. The entrance gate into the land will be straight ahead at the junction with Moor Lane.

WHAT3WORDS
///practical.drag.stardom

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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