



Land at Aller, Sampford Courtenay

Okehampton, Devon EX20 2RZ





Land at Aller

Sampford Courtenay, Okehampton, Devon

Guide Price—£295,000

For sale by private treaty

Productive run of pasture land

Amenity woodland/copse

Two access points

Desirable and accessible location

Freehold with vacant possession available

In all about 34.64 acres



Location

The land is located within a renowned agricultural area positioned between the charming village of Sampford Courtenay and the larger town of Okehampton. It lies approximately 2 miles from the A30 at Okehampton, providing convenient access to regional transport routes as well as being supported by a good network of rural roads connecting to numerous nearby settlements.

Sampford Courtenay is located about 2.8 miles to the north of the land and offers only a range of village amenities. Okehampton lies approximately 4.5 miles to the south-west and provides a comprehensive selection of services including supermarkets, schools, healthcare facilities, and a wider range of commercial outlets.



Description

The land at Aller comprises approximately 34.64 acres in total, formed predominantly of level pasture land with an additional area of around 2.5 acres of wooded copse.

The land is currently laid to pasture and is divided into three enclosures, all with well-established internal gateways providing efficient interconnecting access. The land has most recently been used for the grazing of livestock and production of fodder and boundaries largely consist of traditional Devon hedge banks. The land has reasonable stock proof fencing.

The combination of pasture and woodland creates a versatile holding suitable for a range of uses, including agricultural and livestock enterprises, equestrian purposes, amenity enjoyment, or conservation and habitat enhancement.

The property benefits from excellent access, including a direct access point from a council maintained road on the southern boundary and an additional access point from an unadopted lane (Aller Lane) on the northern boundary, allowing for convenient movement of machinery and livestock.

It is understood that there is no mains water supply.



Services

There are no services connected to the land.

Tenure

Freehold with vacant possession available on completion.

Directions

What3Words - ///symphony.tropic.insulated

Local Authority

West Devon Borough Council

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

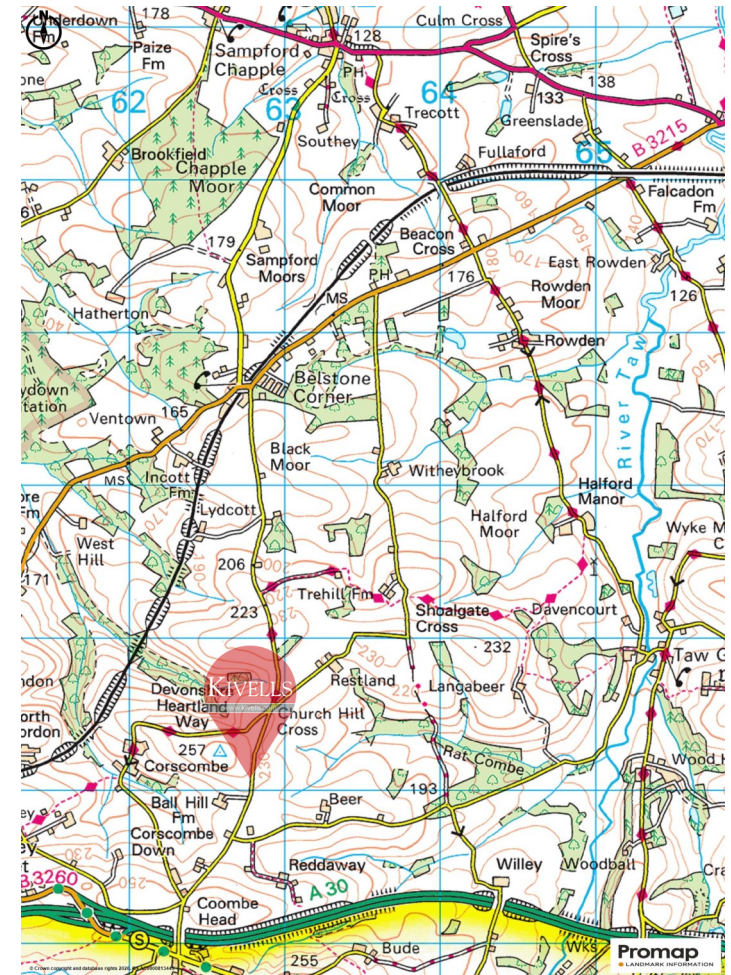
Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

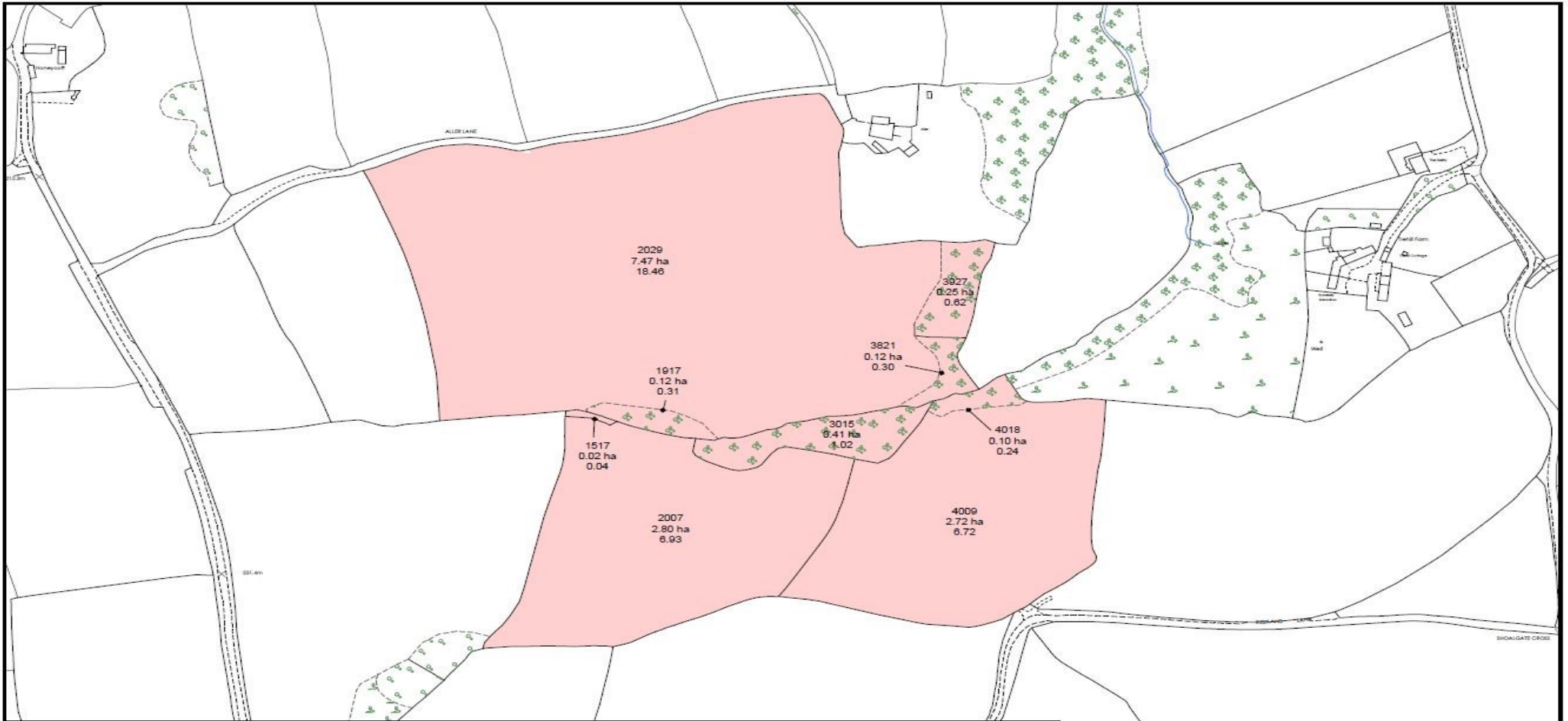
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Scale
1:3,500
@ A4



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Kivells Farms & Land, The Matford Centre, Matford Park Road, Exeter, EX2 8FD

📞 01392 252262 / 07760 887581

✉️ ben.hancock@kivells.com 🌐 kivells.com

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