

STAGS

Land near Waddington LOT 1 , Chulmleigh, Devon EX18 7DU

A productive block of arable and grass land with direct road access and views over rolling countryside

Chulmleigh 2.7 miles - South Molton 6.3 miles - Barnstaple 17 miles

• Productive Farm Land • 20.78 acres (8.41 Hectares) • Direct Road Access • Access to a Stream • Additional Land Lots Available • For Sale by Private Treaty • FREEHOLD

Guide Price £170,000

01769 572263 | south-molton@stags.co.uk

SITUATION
The land is located in north Devon between South Molton and Chulmleigh, a short distance to the south of Garland Cross. The village of Kings Nympton lies 2.6 miles to the north-west whilst the town of Chulmleigh is approximately 2.7 miles to the south-west. The market town of South Molton is 6.3 miles to the north and Barnstaple is within 17 miles of the land.

DESCRIPTION
LOT 1 comprises a productive single field which totals approximately 20.78 acres (8.41 hectares) and has road frontage on the entire western boundary. The land is level and sloping with a south and east facing aspect and has been used to grow oats in 2026 as part of a whole-crop cereals rotation. There is an occasional stream flowing along part of the eastern boundary.

The land lies at between 120 and 180 metres above sea level and is classified as grade 3 with soils described as freely draining slightly acid loamy soils.

ADDITIONAL LAND LOTS AVAILABLE
LOT 2 totals approximately 23.07 acres (9.34 hectares) and has road frontage on the entire eastern boundary.

LOT 3 is available to be purchased with LOT 2 but not as a standalone lot. This lot totals approximately 25.32 acres (10.25 hectares) and is located to the west of LOT 2.

ACCESS
There is direct access to LOT 1 from the public highway.

SERVICES
There are no mains services connected to the land. LOT 1 has access to a stream.

METHOD OF SALE
The land is offered for sale by private treaty.

TENURE
The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

DESIGNATIONS & LAND MANAGEMENT
All lots are within a Nitrate Vulnerable Zone (NVZ).

The land has been entered into a Countryside Stewardship agreement which commenced on the 1st January 2024 and ends on 31st December 2028.

LOCAL AUTHORITY
North Devon 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.

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

VIEWING
Viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: south-molton@stags.co.uk to arrange an appointment.

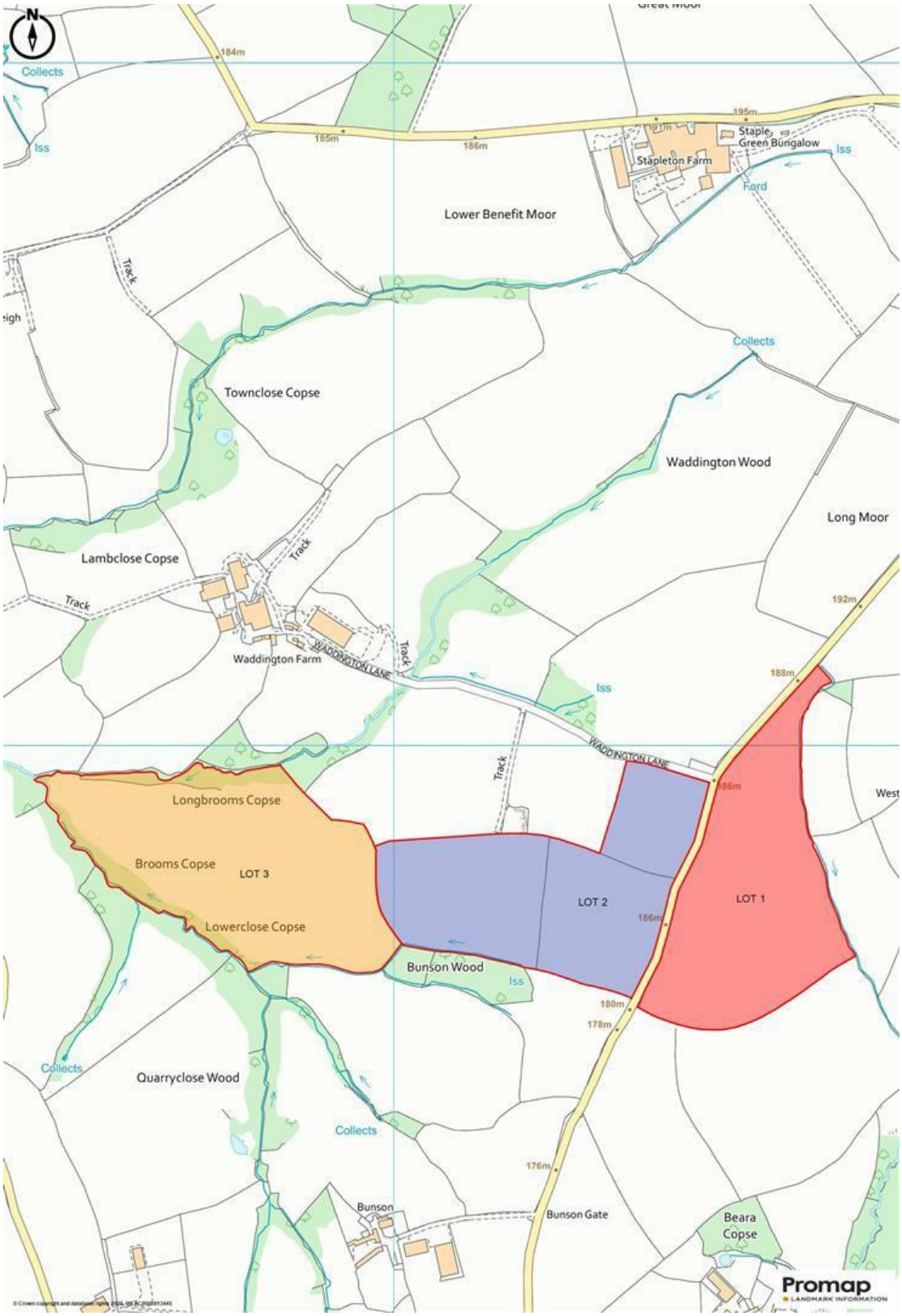
DIRECTIONS
From Kings Nympton proceed out of the village in an easterly direction, passing the village hall on your right. On reaching Beara Cross, continue straight ahead and follow this lane for 1.75 miles. At Garland Cross turn right towards Chulmleigh and after 0.3 miles LOT 1 will be found on the left.

WHAT3WORDS
LOT 1 - palaces.suspect.soaps

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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