



LOT 3 - Land at Higher Shutscombe Charles, Brayford,
Barnstaple, Devon EX32 7PU

13.06 acres of south facing pasture land with
stunning views to Exmoor

Brayford 1 mile - South Molton 7.3 miles - Barnstaple 9.5 miles - A361 5.5
miles

• South Facing Pasture Land • 13.06 Acres • Used for Mowing and Grazing
Horses • Mostly Post & Rail Fencing • Stunning Views • FREEHOLD

Guide Price £100,000

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

SITUATION

Higher Shutscombe is set in an elevated position on the western side of the Bray Valley with superb views towards Exmoor to the east. The A399 is accessible nearby and provides a good road link to the A361 (North Devon Link Road) which is 5.5 miles away, near to South Molton.

The nearest village is Brayford (1 mile) which has a primary school and the market town of South Molton is within 7.5 miles and has a more comprehensive range of shops, bakeries, butchers, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets.

The regional centre of Barnstaple (9.5 miles) provides all the area's main business, shopping and commercial venues as well as railway services between Barnstaple and Exeter along the picturesque Tarka Line. The independent West Buckland School is between South Molton and Barnstaple.

Exmoor National Park is very nearby and is known for its hundreds of square miles of superb unspoilt scenery, and the North Devon surfing beaches of Putsborough, Saunton, Croyde and Woolacombe are all within an easy driving distance.

The A361 (North Devon Link Road) provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington.

DESCRIPTION

LOT 3: Land totalling 12.98 Acres

The land in LOT 3 includes four grass enclosures which have been used for grazing and exercising horses or mowing for hay and haylage. The land slopes towards the eastern boundary and has access via a gate on the southern boundary. The soils are described as freely draining slightly acid but base rich.

ADDITIONAL LOTS AVAILABLE

LOT 1: A detached cottage with planning consent to extend with a grass paddock.

LOT 2: Two detached barns for conversion to residential dwellings, a range of former equestrian buildings and a grass paddock.

SERVICES

LOT 3: Water from the borehole within LOT 2.

The cost of maintenance of the borehole water supply will be divided between the different lots. This borehole also supplies Higher Shutscombe House and one barn conversion which are in separate ownership. The septic tank in LOT 1 is also used by Higher Shutscombe House.

ACCESS

The entrance lane to the east will belong to LOT 1. The purchasers of LOT 3 will be granted a right of access (for agricultural and equestrian purposes only) over this lane, subject to contributing towards maintenance.



TENURE

The property is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

North Devon District Council.

DESIGNATIONS & LAND MANAGEMENT

The property is within a Nitrate Vulnerable Zone (NVZ).

There are no stewardship or land management agreements affecting the farm.

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 agreements and any public or private rights of way or brideways etc.

There are no public rights of way passing through the farm.

VIEWING

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

DIRECTIONS

From the North Aller roundabout on the A361 near South Molton,

proceed north on the A399 towards Brayford and Blackmoor Gate.

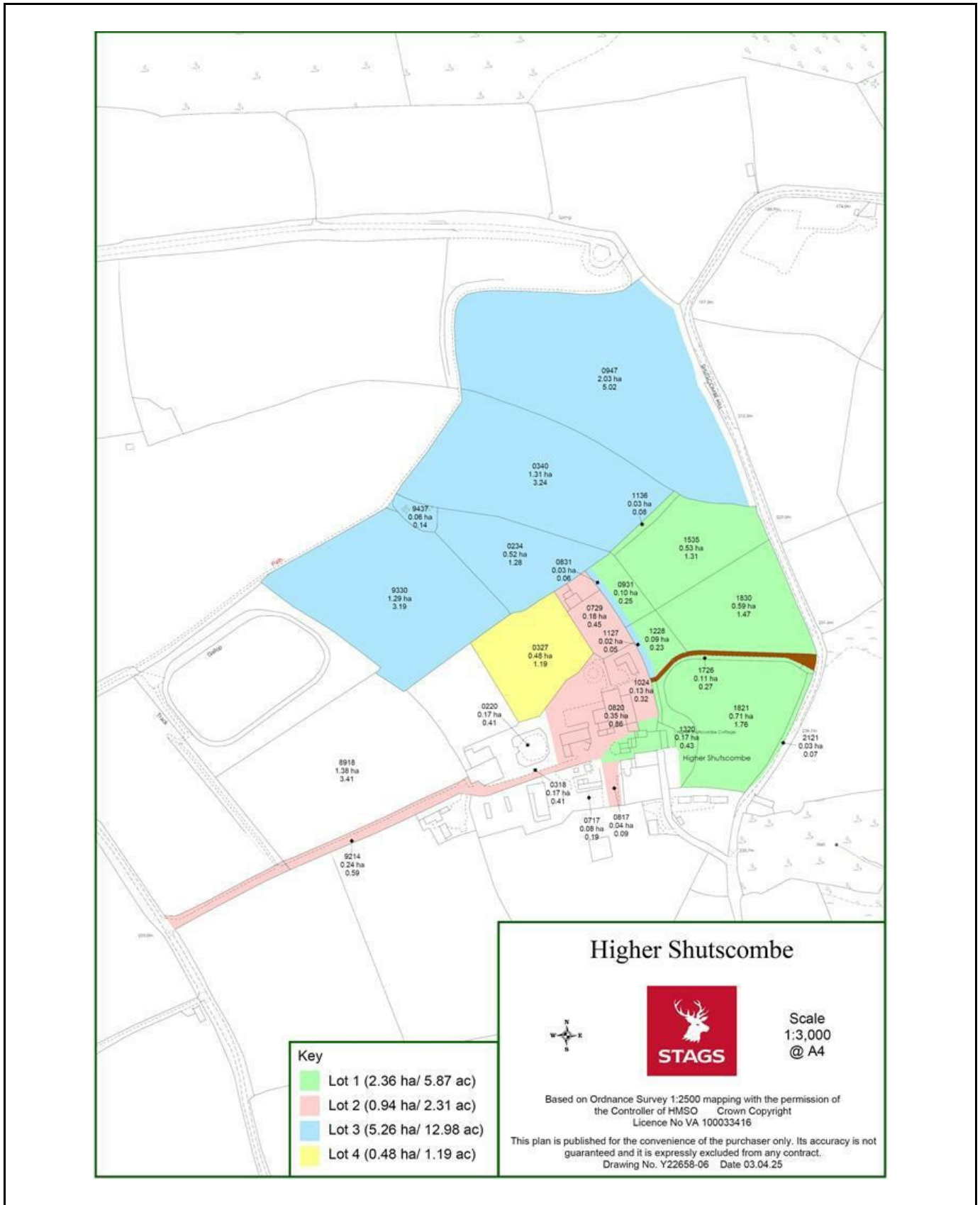
Follow this road for approximately 5 miles and just before entering Brayford turn left into Shutscombe Hill (signed unsuitable for HGV's). Continue up the hill and along this lane for 0.35 miles and the entrance to Higher Shutscombe will be found on the right. Proceed up the new drive and the entrance gate into LOT 3 will be found on the right, as the new drive bears to the left.

DISCLAIMER

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.

WARNING

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



@StagsProperty

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