



Land and Building at Mucksey Lane

Exbourne, Devon, EX20 3SH

KIVELLS

Land and Building at Mucksey Lane

Exbourne, Devon EX20 3SH

‘A unique development opportunity sat within 27.85 acres of

Grade 2 arable land with river frontage’

Guide Price **£475,000**

- Agricultural building with full planning permission to convert into a four bedroom dwelling
 - Positioned within a 27 acre arable field
 - Pockets of woodland
 - Direct frontage to the river Okement with fishing rights
 - Highly private location
 - Freehold





Situation

Located on the edge of the sought-after village of Exbourne, the property enjoys a rural yet accessible setting in the heart of West Devon countryside. Exbourne offers a range of local amenities including a village shop, public house and primary school, whilst the nearby market town of Okehampton provides a wider selection of retail, leisure and professional services. A full complement of amenities can be found in Crediton (just 15 miles) and Exeter (25 miles).

The property is conveniently positioned for access to the A30, providing straightforward connectivity to Exeter and the wider South West road network, together with rail links available from Okehampton to Exeter.

Description

Occupying a private and tranquil position at the end of a lane, the site enjoys an exceptional degree of seclusion together with outstanding views across the surrounding West Devon countryside. Full planning permission has been granted for the demolition of the existing building and the construction of a substantial four-bedroom dwelling, further details of which can be found on the West Devon Borough Council planning portal under reference 3424/25/FUL.

The building itself is positioned on the eastern boundary of the holding, which extends to approximately 27.85 acres of productive Grade 2 arable land interspersed with an attractive wooded copse on the southern boundary. What makes the property particularly unique is the River Okement, which forms the entire western boundary of the land, providing direct river access together with private fishing rights.

The site enjoys the benefit of a permanent and unrestricted right of way at all times over the entrance lane hatched on the sale plan.

Other Information

Tenure: The land is being sold freehold, subject to vacant possession upon harvest of the crop.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

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. There is one right of way which runs along the western boundary.

Boundaries: Any purchaser shall be deemed to have full knowledge of all 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 the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Services: There are no services connected to the site.

Local Authority: West Devon Borough Council.

Health & Safety: Potential purchasers should be vigilant and take particular care when inspecting the property.

Viewings: Strictly by appointment with the selling agent, Kivells.

Directions

Postcode - EX20 3SH

What3words - ///fronted.odds.difficult

Contact Us

Kivells, Farms & Land Department, Exeter
01392 252262 or exeter@kivells.com

Ben Hancock

07760 887581 or ben.hancock@kivells.com









Kivells Farms & Land Department | Phone 01392 252262 | Email ben.hancock@kivells.com

Disclaimer: Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



KIVELLS