



Land near Two Gates Cross LOT 1 , Rackenford, Tiverton,  
Devon EX16 8DL

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22.93 acres of accessible arable and grass land,  
near to the A361 (North Devon Link Road)

Tiverton 7 miles - M5 (J27) 13 miles - South Molton 11.5 miles

- Gently Sloping Farm Land • 22.93 Acres (9.28 Hectares) • Direct Road Access • Mains Water Connected • Access to the A361 Within 0.2 Miles • Additional Land Available • For Sale by Private Treaty • FREEHOLD

Guide Price £230,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land is situated near to the Two Gates Cross junction on the A361 (North Devon Link Road) within the parish of Rackenford in North Devon. Access to the A361 is within 0.2 miles and from here Tiverton lies approximately 7 miles to the south-east and the M5 motorway (Junction 27) is 13 miles to the east.

The market town of South Molton lies 11.5 miles to the west where there is a weekly livestock market.

## DESCRIPTION

LOT 1 totals approximately 22.93 acres (9.28 hectares) and comprises two gently sloping grass fields with a mostly south-west facing aspect and fine views to the south. The land has been used for mowing for grass silage production in recent years and has also grown cereal crops in the past.

The land lies at about 240 metres above sea level and has direct access to the public highway with the A361 at Two Gates Cross within 0.2 miles.

The land is classified as mostly grade 3 and the soils are described as being slowly permeable seasonally wet acid loamy and clayey soils.

## ADDITIONAL LAND AVAILABLE

LOT 2 totals approximately 31.40 acres (12.71 hectares) and

comprises five enclosures of grass land and a small area of tree cover. The land has a south and west facing aspect and has been used for mowing and grazing recently with some fields used for growing cereal crops in the past. This lot directly adjoins the A361 and has a small watercourse flowing through it.

## SERVICES

LOT 1 - Mains water is connected.

## ACCESS

There is direct access from the public highway.

## TENURE

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

## METHOD OF SALE

The land is offered for sale by private treaty.

## OVERAGE / DEVELOPMENT UPLIFT

The land will be sold subject to a development uplift (overage) deed on the following terms: Upon planning consent being granted for any residential or non-agricultural commercial or industrial use within a 30 year period from the completion date, the sellers will receive 25% of the increase in value (assessed by an independent valuer).

The overage deed will be drafted by the seller's solicitor once sale terms have been agreed.



## DESIGNATIONS & LAND MANAGEMENT

The land is within a Nitrate Vulnerable Zone (NVZ). There are no active land management agreements.

## 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. There are water pipes passing underneath both Lot 1 and Lot 2.

## BOUNDARY PLAN

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

## VIEWING

Please call 01884 235705 or email: farms@stags.co.uk to arrange a viewing appointment.

## DIRECTIONS

From the A361 at Two Gates Cross between South Molton and Tiverton, proceed south towards Rackenford and the access gates into the land will be found on the right after 0.2 miles.

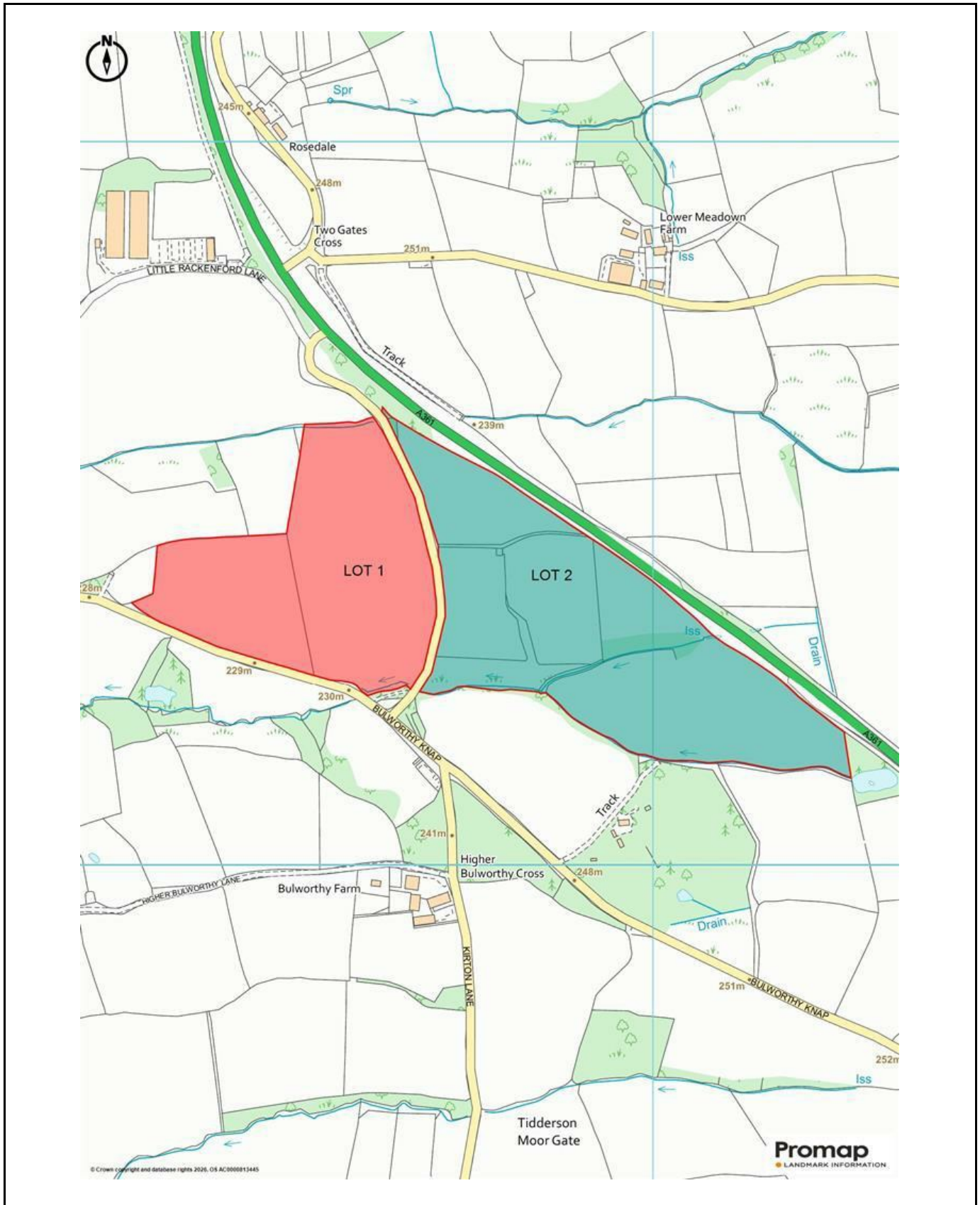
## WHAT3WORDS

LOT 1: greyhound.self.pushes

## 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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