



Land near Staple Cross , Hockworthy, Wellington, Devon
TA21 0NH

A level grass paddock on the edge of Staple Cross.

Updown 3.5 miles - M5 (J27) 5 miles - Tiverton 7.5 miles - Wellington 7.5 miles

• Level Farm Land • 5.40 Acres (2.19 Hectares) • Direct Road Access • Rural and Accessible • For Sale by Private Treaty • FREEHOLD

Guide Price £100,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land lies on the western edge of Staple Cross, a small hamlet within the parish of Hockworthy in Mid Devon and close to the border with Somerset. Uplowman lies 3.5 miles to the south and Tiverton is 7.5 miles to the south-west.

Junction 27 of the M5 is within 5 miles of the land and Wellington lies 7.5 miles to the east.

DESCRIPTION

The land lies in a rural yet accessible location on the edge of Staple Cross and comprises a level grass paddock which totals approximately 5.40 acres (2.19 hectares) and would be suitable for mowing and grazing.

There is direct road access to the land and the boundaries are a mixture of fences and established hedgerows. The soils are described as being freely draining slightly acid loamy soils and the land is classified as grade 3.

SERVICES

There are no mains services connected to the land.

ACCESS

There is an existing gateway on to the public highway.

METHOD OF SALE

The land is offered for sale by private treaty.

DESIGNATIONS

The land is not within a Nitrate Vulnerable Zone (NVZ).

TENURE

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

LAND MANAGEMENT

There are no land management agreements in place.

LOCAL AUTHORITY

Mid Devon District Council.

SPORTING AND 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.

The owner of the property to the east has a right of soakaway along the southern boundary of the land. There is also a right for the property coloured pink to connect, inspect, maintain, repair and renew water pipes which are shown on the plan with blue and brown dash lines.

BOUNDARY PLAN

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

The land being sold is edged red on the plan.

VIEWING

Strictly by prior appointment with Stags. Please call 01392 680059 to arrange an appointment or email: farms@stags.co.uk.

DIRECTIONS

From the Staple Cross Inn, proceed in a westerly direction signposted towards Huntsham, Clayhanger and Bampton and the land will be found on the left after approximately 300 yards.

WHAT3WORDS

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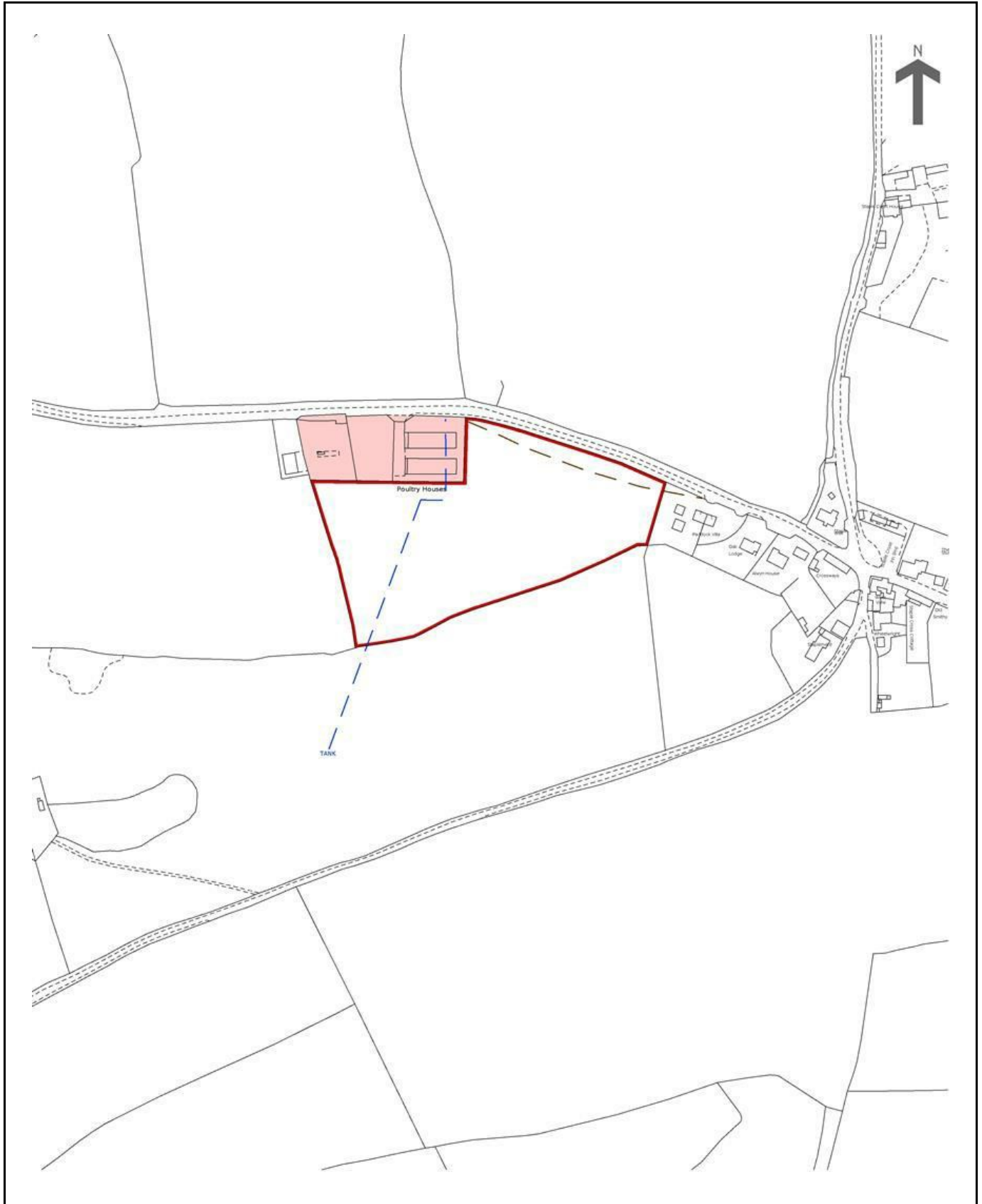
WARNING

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

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





@StagsProperty

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.